

**MINUTES OF A REGULAR VOTING MEETING OF THE**

**FAIRFIELD PLANNING COMMISSION**

**February 10, 2010**

Jerry Dailey, Chairman, called the Regular Voting Meeting of the Fairfield Planning Commission to order.

Members present: Jerry Dailey, Jeff Holtegel, Deborah Rhees, Mitch Rhodus, Scott Lepsky and Mark Morris.

Scott Lepsky, seconded by Jeff Holtegel, made a motion to excuse Don Hassler. Motion carried 6 - 0.

**MINUTES OF THE PREVIOUS MEETING:**

The minutes of the previous meeting, held January 27, 2010, were approved as submitted.

**OLD BUSINESS:**

Minor Modification to the Fredrics P.U.D. – 4211 – 4235 Muhlhauser Road (Tabled)

A motion was made, seconded and unanimously approved to remove this and the next item from the table.

Tim Bachman stated this item was tabled at the last meeting so staff could have time to review the plans. The plans were presented to the Staff Technical Review Committee and the following comments were received:

- Traffic for this use would come at non-peak hour timeframes and therefore would not be a capacity issue for Muhlhauser Road.
- Parking phasing, as proposed, meets the minimum standards of the Codified Ordinances.
- The proposed most western curb cut should be removed from the proposed parking lot. It conflicts with the dedicated left turn on Muhlhauser for the adjacent use.
- The two existing driveway approaches which served the day care should be removed as part of the main building modifications.
- Building permits will be required before any building modifications can begin.

For clarification, Mr. Clemmons explained that if the P.U.D. is modified to grant the uses requested by the applicant, Mr. Stevenson, those uses will run with the land. Deviation from the approved uses would require additional action by the Planning Commission.

Mr. John Stevenson informed the Commission he has been in ministry for over 30 years and his church is 12 years old. They have outgrown their current leased space and liked this property for its location and the ability to expand. Their immediate plan is to take the existing building and

remodel the space to accommodate their 300 members. As membership grows, the building will be modified again to seat 500 members. There are also plans to construct a multi-purpose building which would probably not fall under a tax exemption status. The property which the church will be located on, will likely be tax exempt. It is not their intent to take anything away from the community but to add to the community. Mr. Stevenson stated he is aware of the number of vacant buildings in the Muhlhauser Road area.

Mr. Dailey asked if the property is in the Lakota school district and was informed that it is. This area was annexed into the City in the 1970's but remained in the Lakota district. The Lakota District has no authority to say if this property should be tax exempt since it is in Fairfield. The State Board of Tax Appeals grants the exemptions and they will review each use being conducted on this property. If the use does not qualify as a tax exempt purpose, that particular building is taxable even though some other part of the ground might be exempt.

Mr. Holtegel stated he would rather see a use which creates a lot of jobs. However, he didn't feel that approving this P.U.D. modification would impact the City. The majority of the churches recently approved have located in areas zoned for commercial uses.

Deborah Rhees, seconded by Mitch Rhodus, made a motion to approve the proposed modifications to the Fredric's P.U.D. at 4211 – 4235 Muhlhauser Road conditioned upon compliance with the recommendations made by staff as outlined by Mr. Bachman.

Motion carried 6 – 0.

#### Fisher Homes Proposed 2010 Product Line – Emerald Lake Subdivision

Tim Bachman stated there were concerns expressed at the last meeting with the homes listed in the right hand column of the handout. The Commission felt these homes did not have sufficient stone or brick on the first story or did not meet the square footage requirement. A revised handout dated 2-8-10 was given to the Commission and audience. This handout showed that all of the elevations on the right hand side are being removed by Fischer Homes. On page 2, the Blake and Harvard are also being removed as they do not meet the minimum square footage. The remaining elevations listed meet the stone/brick requirement from grade to the gutter line of the first floor and meet square footage. The material(s) used on the second story, vary from elevation to elevation.

Mr. Bachman reported that the Homeowners Association documents define how square footage is calculated. It states "Garages, porches and basements cannot be included in the determination of square footage. Square footage will be measured from outside of wall to outside of wall."

Mr. Bachman stated we had much discussion at the last meeting regarding hardi-board. All of the elevations submitted have the brick/stone component on the first floor but many have several materials being used on the front of the second story. When the subdivision was initially approved, the requirement was that the entire front façade had to be brick, stone, drivet, or a comparable material. Fischer came into the subdivision in 2007 and asked the Commission to consider a variety of designs they wanted to offer in Emerald Lake. The Commission approved many of the styles

which used a hardi-board material in addition to those that met the full front brick/stone requirement. Some of the elevations sold well and some did not. Fischer has revised their product line which includes several of the elevations previously approved. Elevations that have been modified (page 1 of handout) or are brand new (page 2 of handout) require approval by the Commission. Mr. Rhodus stated the hardi-board was approved as a replacement for the drivet. Mr. Bachman added the Commission approved the elevations individually by name; a percentage was never established for the amount of hardi-board used on the front façade. There was no flexibility to deviate from the elevations approved. Giles Patterson, Fischer Homes, stated a review of all the homes is done every three years to determine what appeals to the home buyers. This is done to keep the models fresh and to keep from competing with previous home buyers who might have the same style of home for sale. Due to community input, homes that do not meet the square footage or have a product other than brick or stone for the first floor are being removed from consideration. In 2007, eleven plans with over forty elevations were being offered. The list given to the Commission will replace the 2007 list. Mr. Patterson added that even though the Andover Midwest is all brick, it is one of the least expensive floor plans. Costs increase with the number of bump outs, roof line changes, etc.

Scott Lepsky reiterated the public's comment which was they do not like seeing multiple materials used on the front of the homes. The residents were told Emerald Lake would be a brick/stone community and they need reassurance that the new homes look like they belong there. Mr. Patterson replied his company is trying to keep mostly brick homes on the main street into the subdivision. The final price of the home is determined by the price of the lot and right now, lot prices are down.

Mr. Bert Huffer, 5973 Emerald Lake Drive, expressed his concern with several of the houses having 50% hardi product on the front façade. The City of Fairfield's website states that Emerald Lake is envisioned as an upscale community and that is what the residents expect. Wood or siding does not hold up as well as brick or stone and the amount of hardi-board on the front elevation should be limited

Mr. Dan Stratman, 5912 Emerald Lake Drive, felt the hardi-board is reducing the property values. They were originally told the subdivision would be brick or stone. The rules should not change and he asked that the hardi-board not be permitted. Mitch Rhodus reminded the Commission that when the subdivision was approved, drivet was also a permitted material on the front elevation. Hardi-board replaced drivet. Mr. Bachman added the hardi-plank comes in lap siding, shakes, baton board, etc. and the Commission was aware of these different finishes.

The Commission reviewed all the proposed elevations. The audience was also given the opportunity to comment on each elevation. Mr. Rhodus informed the residents that the elevations they are objecting to are the more expensive homes offered. Being able to sell these in Emerald Lake might assist in keeping values up.

Scott Lepsky, seconded by Deborah Rhees, made a motion to approve the revised Emerald Lake 2010 Proposed Product Line as presented by Fischer Homes with the removal of the following elevations – Andover Craftsman, Stockton Craftsman and Clayton Craftsman – as agreed upon and

pending staff approval that the renamed Presidential line offered in the Reserves is the same as approved in 2007. All other 2007 agreement requirements will remain in tact including the side entry garage requirement for the subdivision and the Hayden Arts and Crafts can only be constructed with a side entry garage.

Motion carried 6 – 0.

Being no further business, Scott Lepsky, seconded by Mark Morris made a motion to adjourn.  
Motion carried 6 – 0.

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Jerry L. Dailey, Chairman

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Peggy Flaig, Clerk