

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

March 23, 2011

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

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

Scott Lepsky, seconded by Jeff Holtegel, made a motion to excuse Don Hassler. Motion carried 5 – 0.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held March 9, 2011, were approved as submitted.

OLD BUSINESS:

Conditional Use Application – Junk Yard – 1055 Tedia Way (Tabled)

Scott Lepsky, seconded by Jeff Holtegel, made a motion to remove this item from the table. Motion carried 5 – 0.

Tim Bachman explained the discussion at the last meeting was regarding appropriate placement and screening of items stored on the site. At the Commission's request, 10 conditions were created for the possible approval of this. The conditions have been discussed with the applicant, Ron Dykes, and he is in agreement. As part of the conditions, an aerial was created showing locations where various items can be stored on site. This will allow Mr. Dykes to continue what he is doing and keep his 5 employees. The agreement also assures the property will be organized better than we currently have.

The 2009 aerial was shown. The cars shown are the aerial have been removed. A second aerial was shown which will be part of the agreement and depicts the designated storage areas on the site. Mr. Bachman read the proposed conditions of approval:

Item 1 – The first sentence was modified to read “A 30’ x 40’ building with a concrete floor will be constructed, after securing all applicable permits, directly behind or west of the existing building.

Item 2 – No modification. Mr. Bachman stated this area will be where the tractor trailers are already being used as storage. The landing gear will be removed so you cannot see underneath them and they will be positioned with the doors are at each end enabling Mr. Dykes has access to them.

Item 3 – No modification. It does clarify where we want to see various items stored.

Item 4 – Modified to read “ All other non-Fed Ex surplus materials, non-Fed Ex salvaged parts, miscellaneous non-Fed Ex items are to be stored in a building *or* the “Business Material Storage” area as illustrated on the Exhibit, or removed from the site. Mr. Bachman stated there are other elements to Mr. Dykes’ business beside the Fed Ex dismantling and crushing, ie., maintenance to his car crusher and other equipment. This equipment will be stored in an organized manner back in the Planning Commission Meeting Minutes

“Business Storage Area” or his existing building. The area has been dimensioned so it doesn’t grow substantially.

Item 5 – No modification. Mr. Bachman stated his addresses the standing seam metal and other items displayed in the aerials at the last meeting.

Item 6 – Modified to read “All non-working loaders and construction equipment are to be removed from the site once they are stripped and of no value. All non-working construction *equipment* awaiting repair or used for part value are to be stored in the area shown on the Exhibit as “Non-Working Construction Equipment Storage” area” (brown area no exhibit).

Item 7 – No modification. Mr. Dailey asked for clarification regarding truck chasis and was told it would be counted.

Item 8 – Modified to read “Only crushing of Fed Ex aluminum truck bodies will be permitted. No other crushing on site is to occur.”

Item 9 – No modification. Mr. Bachman explained the one year period will give the Commission and applicant time to determine if additional modifications are needed.

Item 10 – No modification. Mr. Holtegel asked if the northwest corner of the property could be expanded into and was told that area is in a Texas Gas Line easement and cannot be disturbed.

In accordance with Item 9, Scott Lepsky informed Mr. Dykes that the Planning Commission has the authority to revoke the Conditional Use Grant if these conditions are not being followed. Mr. Lepsky’s concern was that when the Board of Zoning Appeals approved the fence in the front yard, they specifically stated the property was not to be used as a junk yard. By definition, it currently is. Item 11 was created which states “The Planning Commission may after one year revoke the Conditional Use of the junk yard if the above conditions are not met.”

Mitch Rhodus stated this is a good example of a business and the city working together. He thanked Mr. Dykes for his willingness to work through the issues. Mr. Holtegel concurred.

Jeff Holtegel, seconded by Mitch Rhodus, made a motion to approve the Conditional Use application for a junk yard at 1055 Tedia Way as outlined by the conditions of approval dated March 15, 2011 (11 conditions).

Motion carried 5 – 0.

Design Review Committee Item – Relocate Existing Pylon Sign and Replace Sign Area – 765 Nilles Road

Mr. Bachman stated the applicant is relocating the existing pylon sign and replacing the sign area. This was approved by the Board of Zoning Appeals for an extension of a non-conforming use. On the site plan, the sign is being relocated closer to the intersection of Bibury and Nilles. The reason is that a curb cut is being installed off of Nilles. The sign has been approved by the Design Review Committee and they asked that a mock-up be constructed and placed on site in order to assure ample sight distance.

Mr. Bachman said the curb cut was approved due to the restricted left turn movement onto Bibury during the day. To access the center, you have to turn onto Sandy and then Wessel. Mr. Rhodus

expressed his displeasure with the curb cut. Restricting the left turning movement from Nilles onto Bibury reduced the number 2 accident intersection in the City to 0. Mr. Bachman stated the curb cut will be approximately 200' away from the intersection and will be next to Perkin's curb cut. It has been approved by staff. Mr. Bachman added the existing curb cut on Bibury will be closed to reduce the chance of people using the new curb cut as a cut thru.

Scott Lepsky, seconded by Mark Morris, made a motion to approve the sign at 765 Nilles Road as recommended by the Design Review Committee.

Motion carried 4 – 1; Mitch Rhodus dissenting.

REPORTS/STUDIES/GENERAL DISCUSSION:

As this was Chairman Dailey's last meeting serving on the Planning Commission, Mr. Bachman thanked him for his leadership for the past 30 years. Mr. Dailey stated he was recruited by Linda Haas to join the Commission. Mr. Bachman said a lot of people come to government for various reasons. Sometimes citizens attending the Board of Zoning Appeals or Planning Commission meeting is their first experience with government. Mr. Dailey has done a fantastic job in handling the public. Although people might not have agreed with the Commission's decision, they were treated with respect. Mr. Bachman recounted his first meeting with the Planning Commission was held in the basement of the City Building. The item on the agenda was a rezoning on Gilmore Road for Eldon Johnson which was approved for Forest Fair Mall. Mr. Bachman remembered the interaction between Mr. Dailey and Mr. Johnson. Tim Bachman stated it has been a pleasure working with Mr. Dailey for the past 26 years and presented him with a gift from the City for his years of service.

Mitch Rhodus stated he served with Mr. Dailey for approximately 9 years on the Planning Commission. When Council interviews volunteers for appointment on the various boards and commissions, one thing Mr. Rhodus discusses is how active they are. Mr. Rhodus has run across Mr. Dailey on many site visits preparing for items coming before the Commission. This is a very positive trait Jerry has. Mr. Rhodus stated he appreciate the years they have worked together.

Jeff Holtegel said he has never been to a meeting where Mr. Dailey was not totally informed. They served together for approximately 15 years. Mr. Dailey rarely missed meetings and when he did, it was because of surgery. You don't see this type of dedication often. This is a volunteer position that generally gets no notoriety other than the sake of just doing good business in Fairfield. Mr. Holtegel stated Mr. Dailey will be missed.

Mr. Dailey stated the day after graduating from Hughes High School, he was hired by the City of Cincinnati as a draftsman. He drew the plans for the expressway. From there, he went into the police department and then to the Federal Government. He enjoys government work. When he retired, he had enough sick time built up to add a year to his retirement for longevity purposes. He didn't like missing.

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Scott Lepsky stated it is a rare pleasure to come to a meeting where it's organized and thoroughly run. The Chairman is prepared and ready to go from the minute the gavel hits the desk. On a personal note, Mr. Lepsky has learned much from working with Jerry on the Planning Commission and Board of Zoning Appeals as he every could have hoped to learn from anyone. His thorough study of anything coming before the Commission is a wonderful example. Mr. Lepsky told Mr. Dailey it has been a pleasure working and serving with him and even a greater pleasure to know him as a friend.

Mark Morris said he has served with Jerry for about 15 months. Jerry was the first person to welcome him and make him feel as an equal. Jerry knew this was all new and was incredibly supportive and encouraging. Mr. Morris teaches young students, potential public administrators, and they spend a lot of time talking about the different levels of government. Every kid wants to go to D.C. Mr. Dailey is in Mr. Morris's lectures now. Local government for 30 years. Why? Because it matters. Mr. Dailey has had more of an impact on the city than almost anyone sitting in the room. The local level is where it really matters and affects people's lives. Trying to convey that to students, Mr. Morris will use Mr. Dailey as an example showing where you can make a difference. All of the action isn't in D.C. or Columbus. Sometimes it's on one of these Commissions, lesser heard lesser seen is where some of the big decisions are made and the input Mr. Dailey has had on this city is just remarkable. As a citizen and as a Commissioner, Mr. Morris thanked Mr. Dailey for his service.

John Clemmons said he has worked with Jerry the entire 30 years. It has been a great pleasure and he liked the way Jerry conducted the meetings which served the Commission very well. We are going to miss the institutional memory. It has been good to have Jerry and have him remember the mistakes made before so we didn't make them again. Mr. Clemmons wished Mr. Dailey good luck and stated he hoped he enjoys his retirement.

Being no further business, the meeting adjourned.

Jerry Dailey, Chairman

Peggy Flaig, Clerk