

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

April 14, 2010

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

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

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

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held March 24, 2010, were approved as submitted.

NEW BUSINESS:

Conditional Use Application – Church – 6180 Winton Road, Unit 4

Ms. Jan Hernandez, applicant, stated they are seeking approval to operate a church at 6180 Winton Road, unit 4. They are moving from the small office buildings behind the Crystal Palace on Dixie Highway. The current congregation is approximately 25 members and services are held on Wednesday and Saturday at 7:30 p.m. until 9:00 or 9:30 p.m. and on Sunday at 1:00 p.m. until 3:00 p.m. As they grow, they may go back to having Friday evening services. Previously, units 4 and 5 were one space so they are constructing a dividing wall. Tim Bachman informed Ms. Hernandez that a building permit will be needed.

Ms. Rhees asked if there would be food preparation or day care and Ms. Hernandez replied there would be neither. Food might be brought in for special occasions but there would be no preparation on site. Regarding signage, they plan to have a window sign and possibly a building sign at a later date.

Scott Lepsky, seconded by Mitch Rhodus, made a motion to approve the Conditional Use application for a church at 6180 Winton Road, Unit 4, with the condition that the applicant secures the proper building permits and the hours of operation will be as stated earlier. Any modification to the hours will require Planning Commission approval (including the addition of Friday services).

Motion carried 6 – 0.

Exterior Elevation Submittal – The Legacy – 5582 Olde Winton Court

Tim Bachman explained one of the newer conditions of approval placed on this P.U.D. is that Planning Commission approval is required for each elevation. Mr. Bachman asked if the home proposed is going to be brick or siding. Every house in the subdivision has some masonry product
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on it. Mr. Rex Richardson replied it is a Cape Code and the entire exterior will be vinyl sided. The roof will be 3 tab, asphalt shingles. Tim Bachman clarified there isn't a masonry requirement for the subdivision. The developer asked for latitude so he could be creative. After Randy Asher constructed homes that were mostly siding, the Planning Commission placed the restriction that every elevation would have to be reviewed and approved. Mr. Richardson pointed out they wrote the restrictions that govern the architecture of the subdivision.

Mr. Bachman stated the site plan shows the home on a lot bounded by a public street and alley. There is a small encroachment into the building setback line on the alley side of the lot. Ms. Dorothy Foster, potential homeowner, introduced herself to the Commission and stated she will be leaving her Wildwood residence of 19 years to move into this home.

Deborah Rhees, seconded by Don Hassler, made a motion to approve The Legacy elevation, 5582 Olde Winton Court, as submitted.

Motion carried 6 – 0.

Request to Encroach into the Building Setback Line – 5816 Olde Winton Court

Rex Richardson stated he has a sale pending if the buyer is permitted to have a privacy fence installed along the Winton Road side of the home. It will cover the side of the home as shown in the pictures Mr. Richardson submitted. Mr. Bachman informed the Commission that the closest part of the fence to Winton Road is 5' off of the sidewalk. It would be about 7' off the sidewalk where it would stop near Olde Winton Court. Mr. Bachman stated his concern with the pine trees shown in Mr. Richardson's picture is they could become a problem in the future as they grow. Mitch Rhodus suggested Mr. Richardson plant some type of hedge instead. Mr. Bachman added sight distance should not be a problem but the plot plan will be checked when it's submitted.

Deborah Rhees, seconded by Don Hassler, made a motion to approve the encroachment into the building setback line for the purpose of constructing a fence at 5816 Olde Winton Court. The landscaping should be a hedge instead of trees and the fence can be no closer than 5' to the sidewalk.

Motion carried 6 – 0.

GENERAL DISCUSSION:

Mr. Bachman informed the Commission there is a conflict with the next scheduled Planning Commission meeting and the annual Chamber of Commerce Dinner. It was decided Planning Commission would be moved to 4:30 p.m. instead of 6:00 p.m. on April 28th.

Being no further business, the meeting adjourned.

Jerry L. Dailey, Chairman

Peggy Flaig, Clerk