

**MINUTES OF A REGULAR VOTING MEETING OF THE**  
**FAIRFIELD PLANNING COMMISSION**

**April 27, 2011**

Jeff Holtegel, Chairman, called the Regular Meeting of the Fairfield Planning Commission to order.

Members present: Jeff Holtegel, Don Hassler, Mark Morris, Scott Lepsky, Tom Hasselbeck and Bill Woeste.

Tom Hasselbeck, seconded by Mark Morris, made a motion to excuse Mitch Rhodus. Motion carried 6 – 0. Mr. Rhodus arrived shortly thereafter.

**MINUTES OF THE PREVIOUS MEETING:**

The minutes of the previous meeting, held April 13, 2011, were approved as submitted.

**NEW BUSINESS:**

**Design Review Committee Items:**

For the benefit of the new members, Tim Bachman explained the Design Review Committee was created in the 90's to review development and changes within the Town Center area. This area is zoned D-1 and the City felt it was important to make it unique. The committee looks at colors and aspects of the various items that come before them (signage, building facades, new construction, etc.) and recommends to the Commission if the items should be approved, denied or modified.

**Face Changes – Elite Photography – 822 Nilles Road**

The commissioners were shown slides of the existing sign, proposed sign and location of the property. Mr. Bachman stated the Design Review Committee requested a change in the yellow shade submitted and that a black border be added across the top. Neither sign will be internally illuminated.

Mr. Gordon Geraci, owner, stated this is a wonderful opportunity for them to locate in Fairfield. They had a great relationship with the former owners, David and Kenda Moss, and were approached by the Moss's to purchase the business. It was also nice to work with the design committee. They were very fair and it was a fun negotiation regarding the yellow color selection. Mr. Rhodus added the original color was the brightest shade of yellow. The owners were kind enough to work with the Committee to soften the color.

Scott Lepsky, seconded by Mitch Rhodus, made a motion to approve the face change modifications for Elite Photography at 822 Nilles Road with the Pantone 115C background color as indicated at this evenings meeting

Motion carried 7 – 0.

Planning Commission Meeting Minutes

New Wall Sign – Talking Mirrors Salon – 765 Nilles Road

Tim Bachman stated this a new sign being installed for a hair salon locating at 765 Nilles Road. An aerial was shown of the location as well as the sign itself. The space is approximately 1,100 s.f. with 26' lineal frontage. The sign was modified to enlarge the word "Salon". The applicant stated they are excited to get started and hopefully open the middle of May.

Mr. Rhodus asked if there was still signage remaining for the pole sign. The applicant replied based on their lineal feet of frontage, they have 9 s.f. remaining.

Mitch Rhodus, seconded by Don Hassler, made a motion to approve the sign for Talking Mirrors at 765 Nilles Road as submitted.

Motion carried 7 – 0.

Building Addition – Planet Fitness – 544 Patterson Drive

Mr. Bachman stated a building addition for Planet Fitness is being proposed under the overhang. They are extending 5' out toward the parking lot. Slides were show of the building; the exterior would be opaque black glass. Additional slides were shown portraying where the addition would extend to. Once constructed, there will still be 4' between the building and column which meets A.D.A. requirements. The addition will be located between the first and second columns.

Scott Lepsky, seconded by Don Hassler, made a motion to approve the building addition for Planet Fitness, 544 Patterson Drive, as submitted.

Motion carried 7 – 0.

Fencing for Outdoor Seating – Richard's Pizza – 495 Nilles Road

An aerial of the Richard's Pizza location was displayed. Mr. Bachman stated the outdoor dining will be on the north side of the building. A slide was also shown of the proposed seating area. It was explained the tan area will be stamped concrete enclosed by fencing and planters along with a water/boulder feature.

Ms. Karen Underwood, owner, showed the proposed location of the fencing. They are aware a gate is needed; it will be installed in the north east area of the enclosure in the landscape bed. This is being done as they want people entering and exiting the outdoor area from the restaurant. The irrigated flower boxes will be 3' tall and made of timbertek decking. Ms. Underwood stated a water feature is being designed by her sister who designed Armsted Park in the City of Hamilton. She also suggested extending the fencing into the landscape bed creating more of a patio feel.

Jeff Holtegel expressed his concern regarding patrons getting blinded with headlights. Ms. Underwood replied additional lighting will be placed out there anyway. The area also will only be used during nicer weather. Mr. Holtegel stated there is a screen that can be placed to buffer the light.

Ms. Underwood described a substantial structure with four umbrellas that she would like to have on the patio area. The patio area will also be a non-smoking area.

Tim Bachman explained this is the second of three approvals needed. The outdoor dining also has to go before the Board of Zoning Appeals for approval.

Jeff Holtegel asked if the fence screen needs to be approved if Ms. Underwood decides to put one up. Mr. Bachman stated only if the Commission wants to see it. Mr. Hasselbeck said that once fences are put up, people feel they are a great place to hang advertisement banners. Ms. Underwood replied they have a reader board for that purpose. Mr. Bachman suggested that if approved, it be conditioned upon B.Z.A. approval. Ms. Underwood stated if the Commission would like to add the fence screening in the motion, she would be fine with that. The Commission felt the owners would use good judgement should a screen be needed.

Mr. Lepsky asked if music would be piped out to the patio area and was informed this is something that will be addressed by the B.Z.A. Ms. Underwood said she would bring it up at the B.Z.A. It also is addressed through their liquor liability insurance.

Don Hassler, seconded by Mitch Rhodus, made a motion to approve the design of the outdoor seating area for Richard Pizza, 495 Nilles Road.

Motion carried 7 – 0.

#### Modification of the Service Drive in front of Superior Hyundai – 5665 Dixie Highway

Tim Bachman stated this issue has to do with the service drive which has taken decades to evolve. Hyundai is asking to modify the service drive to allow display of vehicles. An aerial was shown indicating which parts of the service drive has been constructed. The service drive in front of Hyundai was constructed in 1988 when the dealership was built. The idea behind the construction of the service drives was to get a network creating additional ways to access the traffic light at Gilmore and Route 4. As properties along Route 4 develop, the City requires the construction of the service drive. In 1997, the service drive in front of the Wyler dealership came before this Commission allowing them to park their vehicles on it. An agreement was written saying that if the property to either the north or south develops, the service drive goes back to its original intent and parking can no longer occur on it. The service drive plan was implemented via the Thoroughfare Plan in the 1980's and updated just a few years ago.

Mr. Bachman stated Hyundai would like to close the service drive off at Old Gilmore Road by removing part of the pavement and putting it in grass. Cars would be parked on the service drive. They do not want the consumer to be confused and drive on the service drive since it's narrow. The existing right of way however would not be changed.

Hyundai is proposing an expansion. Across the street on Old Gilmore, they also own property which they propose to develop with a car wash for their use. There is also an existing drive across from Boehm Drive which creates the intersection for the service drive on Gilmore. Part of our request

from Hyundai is to place this drive in an easement for future use.

Mr. Vince Prop, Superior Hyundai, stated the Superior Automotive Group and the Betagole family have operated Superior Hyundai North since 1988 and the Superior Accura store since 1987. As the Hyundai brand has evolved over the past 25 years, the expectations for this store have grown as well as the sales requirements and goals. With the introductions of several new models, corporate is making the dealerships install fixtures in the showroom. They do not have enough room in their current space. The business goals and sales objectives that are mandated by Hyundai require more inventory and the need to develop the property for more storage space. They are also proposing to construct a car wash on the one acre piece across the street. The current service drive only provides access to their customers. They are trying to maximize the display area and with the expansion, they will be losing current display space. They are trying to enhance the brand and meet the requirements being placed on them by Hyundai.

Mr. Prop stated the carriers can drop new cars off on the lot where the car wash will be constructed. They cannot control when the transport drivers come in or where they sometimes drop off the cars. They should not however, be dropping off cars on property not owned by Hyundai. Mr. Prop offered to put up signs at the bowling alley informing the truck drivers they are not to be entering the bowling alley property. The expansion should address that concern by providing an easier access point to the transport drivers delivering the vehicles. This property will be blacktopped at the same time the renovations are occurring at the dealership. They have not yet worked out the exact time line.

Mr. Rhodus asked about the construction of the missing service drive sections and was told as significant remodels or development occurs, the service drive will get constructed. Mr. Rhodus reiterated that they could lose the use of the service drive at any time depending on surrounding development. Mr. Prop stated they are willing to take the chance. Mr. Bachman added it's a business risk.

Mr. Holtegel asked about blocking the service drive instead of removing a portion of it and Mr. Prop replied they would rather remove it. Hyundai will be responsible for restoring the service drive back to the property line should the City decide the service drive is needed back. Mr. Bachman told the Commission that if they approve the modification to the service drive, a development agreement still needs to be written up for signature by both Hyundai and the City. City Council also has to approve the modification since the service drive is located in existing right of way.

Mr. Chuck Edmenson, owner of Gilmore Lanes, stated he doesn't see everything occurring behind the bowling alley but has had witnessed transports dropping cars back there. Most of the time, he can ask them to leave without there being an issue. He is concerned with the transports damaging his parking lot. Lately, the transports have been using the service drive to drop off the cars. Mr. Edmenson is concerned where the transports will move to next once the service drive is not available.

Mr. Prop stated the transports are really beyond their control. They have offered to put signage up. When the back lot is developed, it should be more obvious to the drivers where they are being directed. When it is the same drivers over and over, they know where to go. Short term fix will be having the drivers pull straight in and unload. Long term will be to unload on the lot where the car wash will be located. Mr. Bachmann stated the back lot should be done prior to the service drive being torn up. He asked the management team from Hyundai to discuss timing so it can be included in the agreement. It might make the decision for City Council a lot easier.

Don Hassler, seconded by Scott Lepsky, made a motion to approve the modification to the service drive in front of Hyundai at 5665 Dixie Highway based on the terms just discussed (agreement, City Council approval, timing of project, etc.).

Motion carried 7 – 0.

**REPORTS/STUDIES/GENERAL DISCUSSION:**

Being no further business, the meeting adjourned.

---

Jeff Holtegel, Chairman

---

Peggy Flaig, Clerk