

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

May 12, 2010

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

Members present: Jerry Dailey, Deborah Rhees, Jeff Holtegel and Mark Morris.

Deborah Rhees, seconded by Jeff Holtegel, made a motion to excuse Don Hassler, Scott Lepsky and Mitch Rhodus. Motion carried 4 - 0.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held April 28, 2010, were approved as submitted.

NEW BUSINESS:

Conditional Use Application – Church – 7151 Dixie Highway

Tim Bachman stated a Conditional Use application has been submitted for a church to locate at 7151 Dixie Highway, currently the Martial Arts Academy. Mr. Dave Hummel, applicant, explained he is contemplating purchasing this property for a future Skyline restaurant but needs to lease it until he is ready to build. He currently owns the Skyline on the southern end of Route 4 and due to the economy and ingress/egress issues at this location, business is suffering. The church interested in leasing has a congregation of 45 and meets twice a week. They would generate less traffic than the Martial Arts Academy which is open three nights a week and on weekends. The lease will be temporary (not to exceed two years) and will include an "out clause" giving the church 60 days notice to vacate the property. Architectural plans and site plans for Skyline are being worked on and Mr. Hummel hopes construction will begin in the fall or next spring. Mr. Bachman asked if the site would be scraped for new construction and Mr. Hummel replied it would.

Tim Bachman expressed his concern with the condition of the site. The parking lot is disintegrating and has moss growing on it from the water seeping up through it. If this were a new use, staff would recommend that the parking lot be replaced. Since the site will be scraped, the Commission could allow the church for two years and require an update from Mr. Hummel in one year as to the construction timetable. Mr. Hummel assured the Commission that the landscaping will be maintained while the property is being leased. He would also like to install drain tile in the rear of the property to help ease the drainage situation.

Jeff Holtegel, seconded by Deborah Rhees, made a motion to grant the Conditional Use for a church at 7151 Dixie Highway with the following conditions:

1. Approval is for a two year period starting today;
2. Landscaping will be trimmed and weeds removed;
3. Light poles need to be painted black or bronze;
4. Mr. Hummel updates the Commission in one year regarding the construction time table;
5. The weeds in the parking lot be eradicated; and
6. Signage for the church needs Planning Commission approval.

Planning Commission Meeting Minutes

Motion carried 4 – 0.

Final Plat Submission – Palomino Estates

Tim Bachman stated approval of this plat will create 9 lots on 9.867 acres that will be zoned R-1 and A-1. The plat has been reviewed and approved by the Staff Technical Review Committee. The only change since preliminary plat approval is the flood zones have been modified to reflect the remapping of the community; none of the lots have changed. Mr. Bachman pointed out lot 13925 still controls all of the frontage on the south side of Palomino Court. This was done so the adjoining property owners on Creech could not access the new street.

Deborah Rhees, seconded by Jeff Holtegel, made a motion to approve the final plat for Palomino Estates consisting of 9 lots on 9.867 acres.

Motion carried 4 - 0.

GENERAL DISCUSSION:

Mr. Bachman informed the Commissioners that the Board of Zoning Appeals denied the request to construct solar trees in one of our residential neighborhoods. Many of the residents in the audience opposed the structures. An ordinance has been drafted prohibiting them and will be presented to City Council this summer.

Being no further business, the meeting adjourned.

Jerry L. Dailey, Chairman

Peggy Flaig, Clerk