

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

**May 25, 2011**

Scott Lepsky, Vice-Chairman, called the Regular Meeting of the Fairfield Planning Commission to order.

Members present: Scott Lepsky, Mitch Rhodus, Don Hassle, Mark Morris, Tom Hasselbeck and Bill Woeste.

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

**MINUTES OF THE PREVIOUS MEETING:**

The minutes of the previous meeting, held April 27, 2011, were approved as submitted.

**NEW BUSINESS:**

**Conditional Use Application – Drive Time – 5910 Dixie Highway**

Tim Bachman stated the site is on Dixie Highway near the intersection of Production Drive. It is currently being used as auto service and is zoned M-2. Retail sales in an M-2 zone require approval via a Conditional Use. The Commission was shown an aerial slide of the site. Mr. Bachman explained the retention will be on the south side, the brown building will be demolished and the blue building will be remodeled and used as the sales office.

Mr. Gene Allison, architect, and Craig Abercrombie, engineer, represented the owners of Drive Time. Mr. Allison stated the project is to take the house down and re-configure the existing building. The front corner will be renovated for the sales offices. Right now, the interior is completely open and is basically a storage and automotive warehouse. A new entry point, awning for sun protection, signage and entire exterior facing Dixie Highway will be re-sheathed with an efis exterior insulating material so the metal pre-engineered building look will disappear on both the Dixie Highway side and the south side facing Production. Drive Time is a used car sales operation based in Phoenix. They are leasing the building and doing all the retrofit and re-construction toward their use. The office space will be 4,500 s.f. and will only be used for office purposes. Cars will not be displayed inside. Besides taking the house down to open visibility and create better access to the front of the building, the renovation creates a retail outlet for them. They are based in the southwest and this will be their most northern site. They are also expanding into Indianapolis and looking at Columbus. Mr. Rhodus commented the design is in keeping with the ordinance adopted regulating architectural design for buildings on Route 4. Mr. Allison stated they met with staff and were aware of the regulations. The exterior color of the building will be mostly white with a black awning over the windows. The sign is a combination of black and light green on a white background.

Don Hassler, seconded by Mitch Rhodus, made a motion to approve the Conditional Use application for Drive Time at 5910 Dixie Highway.

Motion carried 6 – 0.

Conditional Use Application – Woodridge Veterinary Hospital – 3783 Woodridge Boulevard

An aerial was shown on the proposed location. Dr. Legorreta currently is located in the Woodridge Center. The new location is adjacent to the Ameristop and All State Insurance, has ample parking in front and additional parking in the back.

Dr. Legorreta stated he is the owner of Woodridge Veterinary Hospital and has been in Fairfield for over 25 years. They have grown and need additional space. Both properties are owned by the same entity. This would be a perfect place for his business to grow and be able to offer their new services .

Mr. Bachman stated the underlying zoning is C-2 and a veterinary office is a Conditional Use. Mr. Bachman asked about outdoor kennels and Mr. Legorreta replied they do not offer kennel services. Animals are sometimes kept overnight when they hospitalized. This is all inside and there is never more than three.

Bill Woeste asked what new services were going to be offered and was informed it will be hydrotherapy.

Mr. Hassler asked if any comments had been received from the adjacent tenants. Mr. Bachman replied notification was not sent out. Ms. Donovan added the previous business was a physical therapy which would have more clients than the veterinarian. Mr. Hassler's concern was noise from the dogs barking. Mr. Don Kay representing the owner of the building stated he has not talked with State Farm or Ameristop. The space Dr. Legorreta currently is in abutted a restaurant for many years. There were never any complaints received or sound issues reported. Dr. Legorreta stated the dogs needing hospitalization will be several rooms away from the State Farm office. Mr. Bachman added the Commission could table this item if they desired and staff would notify the adjacent tenants. Mr. Bachman felt since there wasn't any type of kennel use associated with the hospital, it wasn't necessary to notify the adjacent tenants. Mr. Hasselbeck asked how the State Farm office was laid out and was informed the agent's office and receptionist area are on the outside wall. Mr. Hasselbeck asked if additional soundproofing could be added to the dividing wall. Mr. Kay informed the Commissioners the examination rooms will be located there. He did not feel noise would be an issue; Dr. Legorreta has leased space from them for 25 years. Mr. Bachman suggested increasing the thickness of the wall by adding a sound barrier. Mr. Kay replied possibly a surface application could be applied.

Mr. Lepsky suggested the landlord contact the other tenants in the center. Dr. Legorreta informed the Commission he had been adjacent to an insurance company at his current location. He expanded into the space after they moved out and there had never been a noise issue.

Don Hassler, seconded by Mark Morris, made a motion to approve the Conditional Use for Woodridge Veterinarian Hospital at 3783 Woodridge Boulevard.

Motion carried 6 – 0.

Subdivision Modification Request – Olde Winton – Building Pads and Sidewalk

Mr. Bachman stated Mr. Richardson is requesting modification to building pads in one section of Olde Winton and modifying sidewalk in another section. An aerial was displayed that showed two lots located by the detention basin which the developer is requesting to build closer to the detention basin side on both lots. The side yard requirement is currently 5'. Mr. Richardson is asking that the 5' be waived so the home can be constructed right on the property line. Another aerial was shown which detailed the detention basin. The top of the basin is 627.5. The actual spillway is 627.5. If this is waived, Mr. Richardson will be getting into the basin in order to construct the homes. The building will not be but the workers will have to be in it. Staff's concern is that the basin not be modified; it needs to be re-constructed per the approved plans. Staff will want the basin surveyed before and after the project to assure it's exactly how it was.

Rex Richardson stated he has someone interested in these two lots if they can get wider footprints to build on. When Benchway was constructed, the foundation of one of the homes served as the wall for the detention basin. There will not be basement windows on the basin side of the homes. Mr. Richardson stated the first floor elevation is a minimum 3' off the curb. The elevation of the basin could be raised since there will be a wall there now instead of grass. The home becomes the retaining wall for the basin. These homes will be walkouts.

Bill Woeste asked how the 5' side yard dimension came about. Mr. Bachman stated it was created through the zoning process when the subdivision was approved. Mr. Rhodus added these were approved as very small patio homes with the 5' side yard on each house. Mr. Woeste asked if the Commission was modifying the zoning and Mr. Bachman replied the request is to modify the 5' side yard to 0 on the detention basin side of these two lots. The other side yard would remain a 5'.

Mr. Richardson stated there is a house plan the buyer really wants. To make it work, additional width is needed. Since the garages are on the front of these homes, the width needs to be increased to accommodate the front elevation the purchaser wants.

Discussion was held by the Commission regarding the soffit or bay window overhanging the lot line. Mr. Bachman stated per the building code, nothing can cross over the property line.

Mr. Hasselbeck stated for the record, his company is not the listing agent for Mr. Richardson at this time. They had been in the past. This subdivision has been very slow. He asked what the plan is for access to the gazebo when it's built. Mr. Richardson stated it will be straight in from the street. A sidewalk to the gazebo has already been approved.

Ms. Donovan clarified there is a shared driveway each home has with the building lot next to it. The driveways will not be near the gazebo.

Mr. Bachman stated if this is approved, the Commission needs to make sure the detention basis does not get modified.

Mitch Rhodus, seconded by Tom Hasselbeck, made a motion to approve the expansion of the building envelop for lots 13941 and 13939 with the understanding that nothing is to extend over the property line including soffits or bump outs as per the building code. The integrity of the detention basis will also be restored to the engineering standards that it was designed for upon completion.

Motion carried 6 – 0.

Tim Bachman stated the second request is to waive the sidewalk for lots 13932 and 13931. The house is currently under construction and does not have any public road frontage. A site plan of the property was shown. The brown is the building, green is the yard and the blue shading is the sidewalk approved per this plan. The grey is the alleyway and the access for the properties west. A picture of the home under construction was shown. The sidewalk would run adjacent to the alley.

Mr. Richardson stated these two homes are the only two in the subdivision that do not have frontage on a public street. Mr. Richardson asked for clarification as to if the sidewalk was needed. The steps on the house are going to come down to the alley. The homeowners thought the alley would be a walking alley and the sidewalk not necessary. The alley is going to have to be saw cut for the sidewalk to be installed. There is no curb in this area that would delineate the sidewalk from the alley.

The discussion by the Commission was that the sidewalk should be installed as per the approved plans. Further discussion was held regarding raising the sidewalk 5 to 6 inches so it serves as a curb to keep cars from driving over it.

**REPORTS/STUDIES/GENERAL DISCUSSION:**

Being no further business, the meeting adjourned.

---

Scott Lepsky, Vice-Chairman

---

Peggy Flaig, Clerk