

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

May 26, 2010

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

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

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

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held May 12, 2010, were approved as submitted.

Don Hassler, seconded by Deborah Rhees, moved to approve a request for executive session to discuss the possible purchase of real estate. The roll call vote was 6 – 0 in favor of the motion.

NEW BUSINESS:

Conditional Use Application – Church – 10 Cinchris Drive

Mr. Bachman stated the property is zoned M-2 and was before the Commission several months ago for a proposed bakery which did not come to fruition.

Mr. Ansah Ntow, applicant, stated he founded the Cincinnati Presbyterian Church of Ghana after separating from another church located in Fairfield. They have been meeting at the Y.M.C.A. since February but now wish to move to 10 Cinchris Drive. Mr. Bachman expressed his concern with ample parking at this building. The parking lot is full of cars being worked by the adjacent repair shop. Mr. Ntow replied church services will only be held on Sundays from 10:00 a.m. up to 1:00 p.m.; the other businesses will be closed. The congregation is made up of four families and totals 24 adults and 8 children (4 adults work on Sundays and do not regularly attend). Occasionally, 4 – 5 members might meet through the week but Mr. Ntow did not believe parking would be an issue. There are four spaces in front of the church and they can also use the parking lot on the left side of the building. Ms. Donovan stated there are 20 parking spaces at this facility. The area being leased by the church is about 1,400 s.f. and by code, they are required to have 15 parking spaces. During the day, the parking lot is utilized by employees working in the other units of this building. Ms. Rhees asked if they will offer day care and was informed they will not.

Mitch Rhodus, seconded by Deborah Rhees, made a motion to approve a Conditional Use for the Cincinnati Presbyterian Church of Ghana, 10 Cinchris Drive. Church services are only to be held on Sundays. Mr. Holtegel added the approval is just for the 1,400 s.f. area; if the church expands, additional approval is needed.

Motion carried 6 – 0.

Design Review Committee Item – Re-Face Fair Plaza Shopping Center Sign – 5065 Pleasant Ave.

Tim Bachman explained the Fair Plaza Shopping Center is being re-developed and re-branded. As part of this, the marquee sign is being modified. Design Review had several comments. 1) The background color of the sign will be one color. The copies submitted showed 3 shades (printer error). The actual shade is shown in the area of the sign that says Senior Lifestyle. 2) The "City of Fairfield" will be removed off the sign. The city is getting ready to use Community Block Grant funds for improvements along Patterson Drive and at the intersection of Pleasant/Patterson. A new entrance sign will be constructed (very similar to the Village Green sign) that will say Patterson Place, City of Fairfield. Staff felt it would be redundant for both signs to say the same thing. 3) Design Review felt the sign should be re-skinned instead of re-painted. The sign was ultimately approved with the neon alternate and the items just discussed.

Mike Cassidy, representing Neyer, distributed copies of the modified sign print to the Commissioners. He stated Neyer is updating the shopping center and sign. Due to economics, the sign will be re-faced instead of replaced. Neyer will be spending approximately \$12,000 to \$15,000 for this upgrade. The sign will be re-skinned, covering over Fair Plaza. The new sign will rename the center Patterson Place. Also, a new frame will be added around the perimeter to give the sign depth and the City of Fairfield has been removed.

Mr. Cassidy stated the senior center has approved the signage as submitted. The background of their portion of the sign will be opaque so it will not illuminate at night. The only other colors used on the sign will be black and green. The green is the same shade being used on the building. The green arch dresses up the sign and is Neyer's signature acknowledging their "green" construction practices. Landscaping will be added around the base of the sign as shown on previous drawings submitted to the City. The area is roughly 6' x 10'.

Jeff Holtegel, seconded by Don Hassler, made a motion to approve re-facing the sign at 5065 Pleasant Avenue for the Fair Plaza Center based on the items recommended by the Design Review Committee and as shown on the rendering submitted this evening. Landscaping will also be placed around the base of the sign.

Motion carried 6 – 0.

Several commissioners expressed their displeasure regarding the parking lot only be sealed and re-stripped. An overlay of the entire lot is needed.

The Commission adjourned to Executive Session. No announcements were made as a result of Executive Session and the meeting then adjourned.

Jerry L. Dailey, Chairman

Peggy Flaig, Clerk