

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

July 28, 2010

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

Members present: Jeff Holtegel, Deborah Rhees, Mitch Rhodus, Mark Morris and Don Hassler.
(Scott Lepsky arrived later during the meeting.)

Deborah Rhees, seconded by Mitch Rhodus, made a motion to excuse Jerry Dailey and Scott Lepsky. Motion carried 5 – 0.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held July 14, 2010, were approved as submitted.

OLD BUSINESS:

Ambassador Drive Dedication Plat (Tabled)

Deborah Rhees, seconded by Don Hassler, made a motion to remove this item from the table. Motion carried 5 – 0.

Tim Bachman stated this is a follow up to the rezoning request for the property to the south. It was the Commissions desire that access for that property be off of Ambassador Drive. The service drive was never dedicated so there wasn't legal access to use it. The City has been working with the owner to dedicate the service drive. We are still working through obtaining the necessary signatures but it is far enough along for the Commission to act on it. Don Hassler asked if it would be extended to Pleasant Avenue and Mr. Bachman replied it might be extended 1 or 2 lots to the south but would likely end there.

Deborah Rhees, seconded by Don Hassler, made a motion to approve the dedication plat for Ambassador Drive as submitted.

Motion carried 5 – 0.

NEW BUSINESS:

Design Review Committee Item – New Sign – Village Dry Cleaners – 5138 Pleasant Avenue

Tim Bachman stated the Design Review Committee recommended approval of the sign as submitted. Deborah Rhees, seconded by Don Hassler, made a motion to approve the sign for Village Dry Cleaners, 5138 Pleasant Avenue, as submitted. The colors are green and blue on a white background..

Motion carried 5 – 0.

Planning Commission Meeting Minutes

Conditional Use Application – Church – 3152 Lighthouse Drive, Unit C-2

Pastor Peoples stated their church currently has 16 members and they are hoping to increase membership. (Scott Lepsky arrived.) Parking was discussed and Tim Bachman stated the building is currently leased to a bar, hair salon, game store and the proposed church. There are 47 parking spaces and additional parking spaces in the rear of the building. Parking is okay for now as long as the remaining vacant unit is not leased as a bar or medical use. Jeff Holtegel asked what hours services would be held and Pastor Peoples stated Sunday schools starts at 10:00 a.m. and church services follow from 11:30 until 2:30 and from 4:00 until 6:00. The bar is not open during service times. They will be adding one Bible class either on Tuesday or Wednesday evening . The latest they will be there is 7:30 or 8:00. There should be no conflict with the bar.

Deborah Rhees, seconded by Mitch Rhodus, made a motion to approve the Conditional Use Application for a church to locate at 3152 Lighthouse Drive, Unit C-2 as submitted.

Motion carried 6 – 0.

Jeff Holtegel asked if the City could penalize landlords for leasing to uses not permitted prior to receiving approval through the Conditional Use process. Tim Bachman replied the Commission could always turn down the Conditional Use if they feel it is not appropriate. It would then be an issue for the tenant and landlord to resolve.

AGENDA ADDITION:

Increased Faith Worship Center – 7151 Dixie Highway – Sign

Scott Lepsky, seconded by Mitch Rhodus, made a motion to add this item to the agenda. Motion carried 6 – 0.

Tim Bachman explained this is the building where the Skyline person is renting out temporarily to the church until he gets financing to tear this building down and build a new Skyline Restaurant. As a condition of approval, signage needs Planning Commission approval.

Deborah Rhees, seconded by Don Hassler, made a motion to approve the sign for Increased Faith Worship Center, 7151 Dixie Highway, as submitted.

Motion carried 6 – 0.

GENERAL DISCUSSION

Proposed Modification to the Stockton Station P.U.D. Restrictions – Fences

Tim Bachman stated that about 6 – 8 months ago, the Commission discussed possibly changing the Deed Restrictions on the Stockton Station subdivision pertaining to sheds or barns. The Board of Zoning Appeals had an application for a she and it was discovered that there were many sheds

already in the subdivision. The Commission didn't want to amend the Deed Restrictions and the City made the 3 homeowners remove their sheds. As part of the enforcement inspection to make sure the sheds had been removed, many fences were also discovered. Erin Donovan stated there are 13 fences that would not be permitted under the restrictions. Staff decided to bring this issue back to the Commission to see if possibly the restrictions should be amended. Pictures were given to the Commission of the 3 types of fences that are currently installed and are not permitted. As previously discussed, one fence is the lattice type which is being used to try to screen the adjacent condominiums. The process staff would like to follow is have the Commission debate whether the proposed amendment is okay and then send it to the Stockton Station homeowners for their input. Ms. Rhees stated the amendment would permit screening of the patios and rear property line abutting the condominiums. She also expressed her concern that if these restrictions are amended, it could set a precedent for changing the restrictions at Village Green.

Don Hassler asked how the length (36') of privacy fence around the patios was arrived at. Erin Donovan replied that is the average size that would be needed to screen the patios. Privacy fences would require a building permit and the length would be checked during the plan review process. Most of the split rail fences which are under 4' and only require a non-fee zoning certificate, were installed without City approval. The Commission decided to send the proposed amended to the Stockton Station residents and invite them to the October 14th meeting where this item will formally be discussed.

Tim Bachman informed the Commission that at the August 9th Council Manager Briefing, he will be discussing Economic Development and Building issues with City Council.

Bill Coffee, Village Dry Cleaners, asked if the City could assist him with a safety issue in the Reigert Square parking lot and Glenna Drive. He suggested a guardrail be installed which would stop traffic from driving through the parking lot across Glenna Drive.

Being no further business, Mitch Rhodus, seconded by Don Hassler, made a motion to adjourn. Motion carried 6- 0.

Jeff Holtegel, Vice-Chairman

Peggy Flaig, Clerk