

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION

August 10, 2011

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

Members present: Jeff Holtegel, Mitch Rhodus, Don Hassler, Mark Morris, Bill Woeste and Scott Lepsky. (Tom Hasselbeck arrived during the meeting.)

Scott Lepsky, seconded by Mitch Rhodus, made a motion to excuse Tom Hasselbeck. Motion carried 6 – 0.

MINUTES OF THE PREVIOUS MEETING:

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

NEW BUSINESS:

Renewal of Six Month Trial Period – Section “B” – Nuevo Rodeo – 7245 Dixie Highway

In the packets, the Commissioners had received a copy of the February 9, 2011 minutes detailing the six month approval of Section B at Nuevo Rodeo. An aerial slide of the building and parking was shown.

Ms. Bertha Rodriguez, applicant, informed the Commission she had met with the Fairfield Police Department on Monday. The police expressed no concerns with the operation of Section B. Ms. Rodriguez asked the Commission to grant permanent approval for Section B. They are still negotiating the purchase of the building. When they were initially before the Commission, they stated they were going to repair 8 things; 4 have been completed. They were going to fix the roof, install landscaping, irrigation, designer bar, security system, indoor and outdoor lighting. The roof, landscaping, designer bar and lighting improvements have been completed. Also, the air conditioning unit went out which was a \$40,000 unforeseen repair.

Mr. Bachman stated there were six conditions placed on this approval back in February:

1. Approval was for six months;
2. No teen nights;
3. Parking lot needs to be presentable;
4. Security plan (completed);
5. Cross easements to be researched and submitted (completed);
6. Parking lot and exterior building lighting to be operational.

Mr. Bachman asked about the parking lot lighting and Ms. Rodriguez stated the large parking lot lights are working. The parking lot has not been striped but a company sprays the grass growing through the crack periodically.

The Commission was informed there have been about 5 large events held at Nuevo Rodeo in the past six months. A lot of the big bands that were brought in before, were hired because they were in the States touring. Not a lot of different bands were approved with their Visa so they booked the same bands again and the turnout was not large.

Mr. Bachman stated the Police Department did request that if approval is given to Section B, the same relevant conditions be placed on the approval (teen night, parking lot and parking lot lighting).

Mr. Clemmons added the approval should be given only to Ms. Rodriguez personally. If the business is sold, the new owner will have to apply for approval.

Scott Lepsky, seconded by Mark Morris, made a motion to approve the Conditional Use on a permanent basis with the provisions that there be no teen nights, approval is specific to the current owner and is not transferrable with the property, parking lot to be presentable and parking lot lighting is operational.

Motion carried 7 – 0.

Metropolis Teen Club – 125 Cincinnati Mills Drive

Tim Bachman stated an application has been filed for the continuation of the Metropolis Teen Night. The person who filed the application stated they have a partnership with the former owners of Metropolis which is why the business model in the packet is the Metropolis plan. Approval from the mall was not obtained by the deadline and the applicant is also still negotiating with Mr. Strait of Metropolis. The applicant and Police Department were instructed not to attend tonight.

Tom Hasselbeck, seconded by Don Hassler, made a motion to table this item. Motion carried 7 – 0.

REPORTS, STUDIES/ GENERAL DISCUSSION

Mitch Rhodus reported the Fairfield portion of By-Pass 4 will not be finished until next Spring. Council received much more aggressive bids due to the longer timeframe given the contractor. September 30, 2011 is the target date for completion of the portion outside of Fairfield.

Tim Bachman informed the Commission the Design Review Committee will be reviewing the design merits of a proposed Kroger fueling facility at Nilles and Pleasant. If they make a recommendation at their meeting on Thursday, it will be before the Commission on August 24th. Mr. Rhodus stated he will not be available for the 24th meeting.

Mr. Bachman also stated the Huffman property, adjacent to the golf course, was discussed by the Parks Board last evening. Firestone Drive residents that back up to the Huffman property were notified of the meeting and were fine with the proposed plans for the park and golf course use. Engineering for the property should start soon. Hopefully, development will start winter/spring of 2012.

Being no further business, the meeting adjourned.

Jeff Holtegel, Chairman

Peggy Flaig, Clerk