

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

AUGUST 12, 2009

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

Members present: Jerry Dailey, Jeff Holtegel, Don Hassler and Scott Lepsky.

Jeff Holtegel, seconded by Scott Lepsky, made a motion to excuse Deborah Rhees and Terry Senger. Motion carried 4 – 0.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held July 22, 2009, were approved as submitted.

OLD BUSINESS:

T-Mobile Sign Appeal – 5174 Pleasant Ave. (Tabled)

This item remained tabled. The Commission will remove it at their next meeting if a submission is not received.

NEW BUSINESS:

Conditional Use Application – International Christian Fellowship Center – 1367 Hicks Blvd.

Tim Bachman stated this is the old VFW Hall located on Hicks Boulevard which is in a M-2 zoning district. The Commission has had previous discussions regarding tax revenue loss if a church locates in a manufacturing district. In this particular case, the building has been on the market for a long time and is a difficult building in terms of reuse.

Pastor Wilson Owusu Tweneboah stated they have been meeting at Tri-County Assembly of God on Dixie Highway for the past five years. They are proposing to purchase the property at 1367 Hicks Boulevard but need approval for their church at this location.

Mr. Bachman asked if the entire building would be used for church purposes and Mr. Owusu Tweneboah stated it would. The property itself is approximately 4.8 acres.

Mr. Bachman explained to Mr. Owusu Tweneboah that the Commission turned down a Condition Use application for a church wanting to locate on the corner of Industry and Factory Drives. The Commission gets nervous with churches locating in industrial zones since churches are tax exempt. This building however, does not have potential for industrial use. Mr. Lepsky added there were also major parking issues associated with the other application.

Jeff Holtegel asked if the Commission would get to see a lighting or floor plan. Mr. Bachman stated that the applicant is proposing changes which will require a building permit. A lighting plan and floor plan could be made part of the approval.

Mr. Owusu Tweneboah was asked how many members are in the congregation and he replied 150 – 200. They hold services from 9:30 a.m. until 1:00 p.m. on Sundays and Prayer from 7:00 p.m. until 10:00 p.m. on Fridays. They occasionally will have a meeting or service on Wednesdays which would be from 7:00 p.m. until 8:30 or 9:00 p.m. Mr. Owusu Tweneboah is also in the office on weekdays from 8:00 a.m. until 5:00 p.m. There will be no day care or food preparation.

Don Hassler expressed his concern regarding 5 acres of industrial property permanently becoming tax exempt. It was explained to Mr. Hassler that if a church use would cease at this location for a period of two years, the Conditional Use becomes void and the property reverts back to its original zoning.

Jerry Dailey asked about proposed signage and Mr. Owusu Tweneboah stated they would probably change out the letters on the existing sign.

Jeff Holtegel, seconded by Scott Lepsky, made a motion to grant a Condition Use for International Christian Fellowship Center at 1367 Hicks Boulevard with the following conditions:

1. No food preparation other than box lunches, etc. (no food prepared and served in large amounts);
2. No overnight guests, permanent or temporary;
3. As plans develop, they are to be submitted to the Commission for approval (lighting, landscape, signage, remodeling);
4. The building is for church use only (hold services, youth ministry, etc.)

Mr. Holtegel added this building was a former VFW hall that is not set up for industrial use and has been on the market for over a year. The VFW is probably a 501 and might already be tax exempt so this would just be a continuance.

Cliff Bown, 890 Abbot Drive, stated that even though the church is tax exempt, the congregation would probably dine at area restaurants which would draw revenue.

The vote on the motion was 3-1; Don Hassler dissenting.

As there were only 4 of the current 6 Commissioners present, Scott Lepsky, seconded by Jeff Holtegel, made a motion to table this item.

Motion carried 4 – 0.

Conditional Use Application – Gina's Bar – 550 Patterson Blvd.

Tim Bachman told the Commission that Gina's Bar is currently in a section of the center scheduled for demolition. Tenants in that area are either relocating in the remaining portion of the center

or off-site. The new space was a former Chinese restaurant and still has items that Gina's can use.

Cliff Bown, representing the applicant, stated the operation will remain the same, they are only moving down. An interior remodeling plan was submitted prior to the meeting for the Commissioners to review. They are leaving a 1,500 s.f. space and moving into a 4,800 s.f. space. A party room will be added and the space remodeled to ADA Standards. Not all of the space however will be used.

Don Hassler asked if the hours of operation will change and was told they will not. Mr. Lepsky asked if staff had checked with the Police Department to see if there have been any issues with the old location. Mr. Bachman replied he did check and everything was fine.

Scott Lepsky, seconded by Jeff Holtegel, made a motion to approve the Condition Use for Gina's Bar at 550 Patterson Boulevard as submitted.

Motion carried 4 – 0.

Don Hassler asked why the other businesses were not notified and Mr. Bachman stated he did not feel this item was controversial. Mr. Hassler told the Commission that patrons of Marsh's have stated they would not shop in the evening if this item was approved.

A letter of agreement from Mr. Brown regarding the denied Rezoning Petition for his property on River Road was given to the Commissioners. The letter outlined the removal of his business equipment and reclamation of the site.

Being no further business, Scott Lepsky, seconded by Don Hassler, made a motion to adjourn. Motion carried 4 – 0.

Jerry L. Dailey, Chairman

Peggy Flaig, Clerk