

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

August 24, 2011

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

Members present: Jeff Holtegel, Don Hassler, Mark Morris, Bill Woeste, Scott Lepsky and Tom Hasselbeck.

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

Tim Bachman requested that the Commission hold an executive session to discuss pending and eminent litigation issues. Scott Lepsky, seconded by Mark Morris, made a motion to hold executive session. Motion carried unanimously.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held August 10, 2011, were approved as submitted.

OLD BUSINESS:

Metropolis Teen Club – 125 Cincinnati Mills Drive

Tim Bachman asked the Commission to remove this item from the table and agenda. It is believed the applicant is no longer interested in this location. Scott Lepsky, seconded by Don Hassler, made a motion to remove the Conditional Use Application for Metropolis Teen Club at 125 Cincinnati Mills Drive from the table and agenda. Motion carried 6 – 0.

NEW BUSINESS:

Design Review Committee – UDF – 5237 Pleasant Ave. – Reface Existing Gasoline Pricing Sign

Aerials were shown of the site and the sign. Mr. Bachman explained the right side of the ground sign will be removed and replaced with a digital gas pricing sign. On the canopy, the UDF logo will replace the existing Mobil logo. Two additional UDF logos will be added. The signage is within their allotted amount and the Design Review Committee recommended approval. On the canopy, UDF and the stripes will be lit.

Scott Lepsky, seconded by Bill Woeste, made a motion to approve the signage for United Dairy Farmers, 5237 Pleasant Avenue, as submitted and recommended by Design Review.

Motion carried 6 – 0.

REPORTS/STUDIES/GENERAL DISCUSSION

Mr. Bachman gave a presentation on the Huffman property. This is a 22 acre piece of property adjacent to the golf course on John Gray Road. The entire property is being donated to the City and part will be used by the golf course and the remainder turned into a park. A rendering of the south side of the property was shown (park area). Mr. Bachman stated the best description would be a discovery or interpretive center, very sustainable. The family has approved the concept and feels it continues the legacy of Mr. and Mrs. Huffman. A parking lot, walking trail and other items will be installed. In the middle will be a nature scape. This is an area where kids can climb natural features, roll over mounding, etc. A pond, orchard and butterfly garden will also be incorporated into the park. An aerial of various playscapes was shown.

Mr. Bachman stated the family is in the process of hiring an engineer to complete the construction drawings. The drawings, along with a \$550,000 gift, will be submitted to the City to pay for the construction of the park. Hopefully, City Council will have the acceptance of the land and gift on their agenda at their first meeting in September. A meeting was held with the Parks Board and the adjacent neighbors on Firestone. The neighbors were pleased with the proposal but had some concerns regarding drainage and privacy. A fence will be installed addressing the privacy issue.

Mr. Bachman said the existing house will be removed. The family is struggling with this since Mr. Huffman constructed the house himself. It would cost \$80,000 to \$100,000 to bring the house into code compliance. We are proposing the house be dismantled and given to Habitat for Humanity or other non-profit organizations that can use the various materials. The family just doesn't want to see it demolished into a hole and forgotten.

The Commission adjourned in Executive Session. Upon reconvening, no announcements were made.

Being no further business, the meeting adjourned.

Jeff Holtegel, Chairman

Peggy Flaig, Clerk