

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION

September 28, 2011

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

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

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

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held September 14, 2011, were approved as submitted.

NEW BUSINESS:

Design Review Committee Item

New Signs – La Pinata Mexican Grill and Bar – 500 Wessel Drive, Suite E

Tim Bachman stated new signage has been submitted for La Pinata Mexican Grill and Bar at 500 Wessel Drive, Suite E. It is actually the very north portion of the existing Symmes Tavern facility. La Pinata is contemplating taking the banquet and formal dining areas. They will have their own separate entrance, kitchen and restrooms. There are approximately 170 seats of which 60 seats are outside. The Board of Zoning Appeals will have to approve the outdoor seating; exterior modifications will be submitted to Design Review for their recommendation to the Planning Commission.

A slide of the proposed sign on the parking lot side of the building was shown. They are proposing channels letters as well as a cabinet sign. The second sign will be installed on the north side of the building. This will be the same sign with the exception of its size. The Design Review Committee asked the owner of the building if the Symmes Tavern on the Green sign would be removed. Mr. Schwarz stated it would but removal of the sign was not included in the motion for approval. Mr. Bachman stated he would like to see this as part of the motion. The question was also asked if the Symmes Tavern sign facing Wessel would be removed. Mr. Schwarz is still working through that with the tenant. Mr. Bachman believes Mr. Schwarz would like to keep that sign as advertising for the facility but the status of the sign has not been worked out.

Mr. Bachman stated the La Pinata sign on the parking lot side is proposed at 24” tall. Design Review recommended it be 20” so it would be the same size as the signage proposed on the north side.

Ms. Jane Fiehr, Sign Connection, stated the letters on the east elevation will be 20” tall. The sign will need to be right justified on the building because of existing gutters and downspouts. The sign on the north side will go in the same place as the existing Symmes Tavern sign. Ms. Fiehr asked if the cabinet had to be on a raceway and was informed it had to. The Planning Commission and Design Review Committee did not want to see what the sign frieze would look like after letters or cabinets are removed off the building.

Mr. Lepsky clarified the signs being reviewed this evening will only be on the east and north portions of the building. Mr. Bachman added discussion regarding signage on the Wessel side was whether the Symmes Tavern sign would be removed and nothing put in its place. There is not a request from La Pinata to put signage on this side but the Design Review Committee expressed their concern with confusing the consumer by leaving the Symmes Tavern sign over space being occupied by La Pinata.

Mr. Bachman asked Ms. Fiehr if additional signage would be placed above the new entrance that has to be constructed. Ms. Fiehr was not aware of any additional signage.

Scott Lepsky, seconded by Don Hassler, made a motion to approve the signage for La Pinata with the condition that the existing Symmes Tavern sign on the north face of the building be removed; the letters on the east elevation will not exceed 20” and the signage meet the current requirements of sign guidelines developed for these buildings.

Mr. Hasselbeck asked if the west Symmes Tavern sign should be included in the motion for removal. Mr. Schwarz was at the Design Review meeting and didn’t think it would be a problem to remove the sign. Mr. Bachman stated his recollection was Mr. Schwarz was still working through that but wanted to keep the sign. Mr. Hasselbeck asked if there was signage further down on the building and Ms. Donovan replied there is signage on all four sides for Symmes Tavern; six signs in total.

Mr. Bachman stated if the tenant taking the space is alright with having Symmes Tavern signage above his lease space, it meets the code and is okay. Mr. Bachman felt it would be confusing.

The vote was 6 – 0 in favor of the motion.

REPORTS/STUDIES/GENERAL DISCUSSION

Mr. Bachman stated at the request of Kroger’s, the fueling station was tabled at the Design Review Committee meeting. It will be discussed on October 20th and the Commission will probably have it late October.

Being no further business, the meeting adjourned.