

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

April 25, 2012

Scott Lepsky, Chairman, called the Regular Meeting of the Fairfield Planning Commission to order.

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

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held March 28, 2012, were approved as submitted.

NEW BUSINESS:

Design Review Committee Items:

Alpha & Omega Bible Church – 642 Reigert Square – New Building Signs

Tim Bachman discussed the location of the church and illustrated the two signs requested on the west and south wall of the building. He mentioned that given the distance from Pleasant Ave. and the new Family Dollar store location, visibility of the church as well as the signs would be limited. Jeff Holtegel asked if the marquee signage was to be changed and was told it was not. Tim Bachman stated that a Conditional Use was given by the Commission previously and they were in compliance with the conditions.

Being no further questions from the Commission a motion was made and seconded that the signage as submitted be approved.

Motion carried 7-0.

Fifth Third Bank – 580 Wessel Dr. – New Rebranding Sign Package

Tim Bachman discussed the proposed signage for the various facades of the Fifth Third Bank. Jeff Holtegel asked why the bank was only using the logo on the Pleasant Ave. façade which Tim Bachman responded he did not know. Mr. Holtegel asked if an applicant was available to answer the question. There was no applicant present at the meeting. Mr. Holtegel voiced his concern that the applicant should be present to answer questions. Mr. Woeste agreed.

Tim Bachman discussed the signage at the gable end of the drive thru that was proposed to be removed by the bank. He relayed the recommendation of the Design Review Committee to paint or resurface the area where the signage was once erected due to the mildew or staining that typically occurs.

Lastly, Tim Bachman reviewed the issue that was discussed by Design Review but was not recommended regarding the current four directional signs at the entrances on Wessel which are shown to be removed. Tom Hasselbeck mentioned that he thought the intersection, given the close

location of Krogers driveway, was a bit confusing. Scott Lepsky asked if there was crash data for this area and was told by Mr. Bachman that there was no significant crash information as it was reviewed by Public Works for a striping modification about a year ago. Bill Woeste agreed that the area near the two driveways was a concern and he had witnessed an accident by a motorist turning out of the Kroger driveway. The Commission was interested to learn from 5/3rd why the directional signage was being eliminated given their concerns about the vehicular conflicts. Due to this situation, a motion was made and seconded to table this request so that a representative could be present to discuss the various issues.

Motion passed 7-0.

Olde Winton Subdivision – Bump Out Definition

Tim Bachman stated there are 24 lots left to develop in the Olde Winton Subdivision. He requested input from the Commission regarding bump outs.

Slides were shown and discussion occurred regarding the bump outs and how they have evolved since the PUD agreement was approved in February, 2005. Mr. Bachman directed the commission to 5887 Olde Winton Lane which was given approval at the March 28, 2012 meeting. He discussed the 27 foot bump out on the west wall. He stated that 27 feet of the 32 feet living space was not an “architectural feature” but part of the structure. Scott Lepsky felt that a bump out was a bay window or a breakfast nook. Mr. Bachman stated that approval had already been given on this home; he was just after a policy decision by the Commission for future home construction.

Rex Richardson addressed the Commission and said that he was in essence doing the bump outs for two reasons. First, to introduce an architectural feature that broke up the plain exterior walls and second, to provide additional width since the basic setbacks only allow a 30 foot building envelope. Once several rooms are configured, there just is not much space. He went on to say that every house he has constructed has bump outs and they are not a problem.

John Clemmons stated that each home needs approval so bump outs could be reviewed on a case by case basis. Mark Morris agreed and added he had no issues with the bump outs. Jeff Holtegel asked for clarification. He stated if bump outs are permitted on two adjoining homes on two adjoining sides, there will only be a 7 foot separation between buildings and felt that was too close. Bill Woeste agreed. Tom Hasselbeck asked if the Fire Department had issues with this decrease from 10 feet to 7 feet. Mr. Bachman replied that the issue had been reviewed by Building and Fire personnel; the building code allowed up to 3 feet to the property line with no fire separation. Anything closer however, needs to be fire separated in compliance with the Building Code. Mr. Bachman mentioned that he wanted this issue resolved because when the Planning Commission approves individual house plans, the contract had already been approved by the homeowner and the Commission is being backed into the corner for final approval. John Clemmons agreed and added that without some basis for bump outs, future neighbors may resist them.

Rex Richardson stated that the bump outs are permitted and now serve a useful purpose. He said he suggested to Mr. Bachman allowing bump outs on one side and that the adjoining lot could not have a bump out on that side. When Mr. Holtegel asked Mr. Richardson if he could live with this idea, he

replied it was not an optimal situation. John Clemmons suggested that bump outs could be a percentage of the wall. Discussion was held regarding this issue and Mr. Richardson stated he could live with 50% of the entire wall elevation including the garage. Jeff Holtegel said he was uncomfortable with this because again the structures were too close. Scott Lepsky suggested that this issue be hammered out with the staff as there was no consensus with the Commission. Mr. Richardson and Mr. Bachman agreed they would meet to discuss in detail. A motion was made and seconded to table this issue.

Motion passed 7-0

Side Yard Waiver Request – 5887 Olde Winton Lane

Rex Richardson stated that he thought with the approval last meeting, the issue of the encroachment had been resolved. Tim Bachman mentioned that permits were being held due to the issue of slab construction versus construction on a crawl space. Rex Richardson said he could do it either way but preferred to do it on a slab because of the length of the bump out and the additional cost associated with a crawl space. A motion was made and seconded to approve the bump out as previously approved for slab construction.

Motion passed 7-0.

REPORTS AND GENERAL DISCUSSION:

Bob Myron stated that the Huffman project was moving along well and that dirt was still being moved. Further, the parking lot was being rolled in preparation for aggregate. He added that the golf course has new golf carts.

Mark Morris reported that the schools are looking at the former Kindergarten Center to move the district offices as the current building has several flaws. He stated that the Kindergarten Center has some issues - one being that the HVAC systems were abused by copper thieves.

Jeff Holtegel mentioned that a team of individuals comprised of Tim Bachman, Kert Radel, Ron Davis and Jeff Holtegel visited the Blue Ash airport to see if there was any chance in bringing some of the business to the Butler County airport. It appeared most of the planes would be relocating to the Warren County airport which has grown significantly in the past several years. He mentioned that the agreement between Blue Ash and the City of Cincinnati was very complicated and created various regulations that have been difficult to manage.

Being no further business, the meeting adjourned.