

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

May 9, 2012

Don Hassler, Vice-Chairman, called the Regular Meeting of the Fairfield Planning Commission to order.

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

Mark Morris, seconded by Bob Myron, made a motion to excuse Scott Lepsky. Motion carried 6 – 0. (Mr. Lepsky arrived a few minutes later.)

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held April 25, 2012, were approved as submitted.

OLD BUSINESS:

Design Review Committee Item – Fifth Third Rebranding Sign Package – 580 Wessel Dr. (Tabled)

Slides were shown of the existing and proposed signage on the various building elevations. Mr. Bachman stated the Design Review Committee recommended the drive thru gable end be repainted once the signage is removed. Mr. Joseph Enzweiler, United Maier Signs, said the end would be repainted. When the letters are removed from the brick facades, the holes will be plugged with a material to closely match the brick. Mr. Enzweiler gave the Commission a picture of the directional signage that will be installed. Four double faced signs will be installed at a height of 48". Both drives will remain in and out.

Tom Hasselbeck, seconded by Bill Woeste, made a motion to approve the rebranding sign package for Fifth Third Bank, 580 Wessel Drive, with the conditions the drive thru gable end be repainted, the holes plugged in the brick and the new directional signage.

Motion carried 7 – 0.

Olde Winton Subdivision – Bump Out Definition (Tabled)

Mr. Bachman stated he met with Rex Richardson and they created bump out guidelines for the Commission's consideration. Mr. Bachman explained the longest side of the home (including garage if applicable) times .5 would be the amount of bump out(s) permitted. Bump outs that extend into the side yard setback are not permitted to be constructed across from one another on two adjacent homes. There must always be an 8-1/2' separation between exterior walls. A diagram illustrating this was shown. Mr. Richardson will have to submit plot plans showing the adjacent homes.

Discussion was held pertaining to the roof overhang on the bump outs. Fire Code states that no part of a structure (including overhang) can be closer than 3' to the property line unless it's a fire rated material.

Several revisions to the guidelines were recommended and the guidelines were changed to read:

“Bump outs or architectural features can protrude no greater than 18” over the side yard setbacks. They will be permitted as cantilever (crawl space), slab or basement construction.

The following formula is to be used in calculating bump outs which may encroach over the side yard setback: Maximum length of structure x .5 = maximum linear feet of total bump out permitted in side yard setbacks. Example: 60' maximum length x .5 = 30 linear feet of bump outs permitted to encroach over the side yard setbacks.

Bump outs that extend into the side yard setback are not permitted to be constructed across from one another on two adjacent homes. In other words, there must always be an 8.5' separation between exterior walls.”

Jeff Holtegel, seconded by Don Hassler, made a motion to approve the Olde Winton Subdivision Bump Out Definition based on the changes read into the record.

Motion carried 7 – 0.

NEW BUSINESS:

4' Tall Lattice Fence Request – 213 Zack Court – Village Green

Mr. Bachman stated wood split rail fence with or without mesh is the only fence permitted in Village Green. Stockton Station has gone through 3 modifications pertaining to fences. A slide was shown of the property. The request is to install 2 sections of 8' long lattice fence, 4' tall. Privacy fences are permitted around patios but only as a screen for a hot tub or sauna.

Ms. Germaine Anderson, applicant, stated her neighbor removed two trees which now exposes the patio to Village Drive. The fence would give some privacy when sitting out. The fence will be beige to match the siding on the house. Mr. Bachman stated neighbors were not notified of this request. Ms. Anderson replied she spoke with several of them and they did not object to the fence.

Discussion was held regarding amending the restrictions or reviewing the fences on a case by case basis. Mr. Bachman cautioned the Commission that they would be setting precedent if the fence is approved. If approved, it would only be for Ms. Anderson, not for use throughout the entire subdivision.

Mr. Bachman informed the Commission that when Village Green was approved with the smaller lots, the thought was to allow only split rail to maintain an open feel.

The Commission instructed staff to notify the neighbors of the fence request.

Jeff Holtegel, seconded by Don Hassler, made a motion to table the 4' tall lattice fence request at 213 Zack Court for the purpose of notifying the adjacent neighbors.

Motion carried 7 - 0

Jeff Holtegel, seconded by Don Hassler, made a motion to remove from the table the rebranding sign package for Fifth Third Bank, 580 Wessel Drive. Motion carried 7 – 0.

Jeff Holtegel, seconded by Don Hassler, made a motion to remove from the table the Olde Winton Subdivision Bump Out Definition. Motion carried 7 – 0.

Staff was also instructed to notify the adjacent property owners for the other fence request submissions.

Jeff Holtegel, seconded by Don Hassler, made a motion to ratify the two previous approvals (Fifth Third and Olde Winton). Motion carried 7 – 0.

Jeff Holtegel, seconded by Mark Morris, made a motion to table the shadowbox fence request at 25 Walker Lane in Stockton Station Subdivision. Motion carried 7 – 0.

Jeff Holtegel, seconded by Bob Myron, made a motion to table the 6' tall ornamental aluminum fence request at 51 Town Court in Village Green. Motion carried 7 – 0.

REPORTS AND GENERAL DISCUSSION:

Bob Myron stated that the Parks Board toured the Huffman Park which is starting to shape up.

Mark Morris reported more issues have been discovered with the Bach Lane building.

Jeff Holtegel stated progress is being made in rehabbing the units at Creekside.

Being no further business, the meeting adjourned.

Scott Lepsky, Chairman

Peggy Flaig, Clerk