

**MINUTES OF A REGULAR VOTING MEETING OF THE**

**FAIRFIELD PLANNING COMMISSION**

**August 22, 2012**

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

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

Jeff Holtegel, seconded by Tom Hasselbeck, made a motion to excuse Scott Lepsky and Bill Woeste. Motion carried 5 – 0.

**MINUTES OF THE PREVIOUS MEETING:**

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

**NEW BUSINESS:**

Design Review Committee Items:

New Building Signage – Mercy Health – 5150 Sandy Lane

Slides were shown of the location, existing and proposed signage. Tim Bachman stated new LED channel letters will be installed on a raceway.

Jeff Holtegel, seconded by Bob Myron, made a motion to approve the sign for Mercy Health, 5150 Sandy Lane, as submitted.

Motion carried 5 – 0.

New Signage - Fairfield Pharmacy Discount Outlet – 5145 Pleasant Ave.

Tim Bachman stated Fairfield Pharmacy moved from this location to the corner of Nilles and Bibury. Their lease at the Pleasant Avenue store does not expire until the end of the year so they would like to operate it as a discount store until then. The sign which is currently up will be replaced with one that also has their logo. A panel will also be installed on the marquee sign. The Design Review Committee approved the signs with the condition that they be removed by the applicant before December 31<sup>st</sup>.

Jeff Holtegel, seconded by Mark Morris, made a motion to approve the signage for Fairfield Pharmacy Discount Outlet, 5145 Pleasant Avenue as approved by Design Review.

Motion carried 5 – 0.

New Building Signage – Arby’s – 558 Nilles Road

A slide of the building was shown. The existing sign has already been removed from the right side and new LED signage will be installed on the left side. A decal will also be placed in the diamond shaped glass in the middle of the building. Mr. Bachman stated the Design Review Committee recommended approval with the condition that the holes be plugged and area repainted where the old sign was removed.

Mr. Rob Morris, applicant, stated that on older buildings, Arby’s is installing new efis to incorporate the glass diamond design which is depicted on the drawings submitted. This location already has that so the only changes are repainting the building and installing the new sign. Mr. Bachman added staff has been contacted by Arby’s in regard to installing solar panels on their roof to heat their hot water.

Jeff Holtegel, seconded by Bob Myron, made a motion to approve the Arby’s sign change at 558 Nilles Road as recommended by Design Review (plug holes and repaint).

Motion carried 5 – 0.

Replat – Dollar General Site – Lot 10472, River Road/Patterson Drive

Tim Bachman stated this plat will create and vacate easements throughout the site for the Dollar General location the Commission reviewed last month. They will be vacating an existing sanitary sewer and creating a new easement for the new sewer being relocated. An easement along Patterson Drive, stopping at the end of the property, will be created for a new water main. Underground storm water detention will be placed in a private easement. Mr. Bachman explained there is an existing storm sewer along River Road which they could not find a recorded easement on record. The City is asking Dollar General to create a 34’ storm sewer easement on this plat.

Travis Munn, applicant’s representative, stated there is no place to construct a detention basin as the site is too small. Water will be collected and stored underground in chambers and released into the public system located along River Road. Mr. Bachman added this is the large pipe that starts at UDF on Pleasant Avenue and opens up into the creek by Marathon on River Road.

Mark Morris, seconded by Tom Hasselbeck, made a motion to approve the replat for Dollar General, lot 10472 as submitted.

Motion carried 5 – 0.

**AGENDA ADDITION:**

Jeff Holtegel, seconded by Bob Myron, made a motion to add to the agenda a privacy fence at 5671 Olde Winton Court. Motion carried 5 – 0.

6' Tall Privacy Fence around Patio – 5671 Olde Winton Court

Tim Bachman explained that in July, Mr. Richardson asked the Commission to approve a privacy fence on top of a small wall at 5024 Winton Road (across the alley from 5671). Mr. Richardson stated the buyers of 5671 Olde Winton Court asked for the fence. The owner of 5024 Winton Road has now decided he does not want the fence on his property so the proposal now is to construct a privacy fence and gate around the patio area of 5671 Olde Winton Court. It is the typical white, solid vinyl 6' privacy fence used in other parts of the subdivision. Mr. Richardson stated it will be approximately 15' to 20'.

Tom Hasselbeck, seconded by Jeff Holtegel, made a motion to approve a white privacy fence at 5671 Olde Winton Court to enclose a court yard area as submitted.

Motion carried 5 – 0.

**GENERAL DISCUSSION:**

Tim Bachman informed the Commission the ribbon cutting for the Huffman Park will be October 27<sup>th</sup> at 11:00 a.m.

Bob Myron reported the golf course is up 6,000 round of golf for the year.

Mark Morris reported August 31<sup>st</sup> is the grand opening of the football field with its new turf.

Jeff Holtegel reported third reading for the Kroger Fueling Station will be September 24<sup>th</sup>. A safety evaluation is currently conducted.

Being no further business, the meeting adjourned.

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Don Hassler, Vice-Chairman

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Peggy Flaig, Clerk