

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

February 27, 2013

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

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

Jeff Holtegel, seconded by Bob Myron, made a motion to excuse Don Hassler. Motion carried 6 – 0.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held February 13, 2013, were approved as submitted.

NEW BUSINESS:

Design Review Committee Items:

Sign Package – Dollar General – 435 Patterson Drive

Tim Bachman said the sign package being presented is for the Dollar General store currently under construction at the corner of Patterson Drive and River Road. A slide of the building and ground sign was shown. The Design Review Committee had several concerns with the ground sign. Dollar General proposed an aluminum base which the Committee recommended be brick and match the lower color brick on the building. Also, since residential is across the street, the Committee asked if the ground sign could have reduced wattage bulbs installed to lessen the brightness of the yellow and be turned off when the store is not open. Lastly, one or both of the signs will need to be reduced as they are over their signage allotment by 4-1/2'.

Regarding the location of the ground sign, it is proposed on top of a large storm easement. The easement goes almost to the edge of the building which would make it difficult to locate the sign outside of it. The Public Works Department prefers that the sign remain in the easement but be located between the pipe itself and the property line.

Mr. John Scalf, One Stop Signs, agreed to the brick base. Dollar General does have their signs on an energy management system and they are turned off after hours. He suggested using cool white lamps instead of daylight lamps which are a softer light. Dollar General also agreed to reduce the building sign to 3'9" x 26'. Mr. Scalf explained the daylight lamps are significantly brighter to the eye than the cool white lamps.

Mr. Holtegel expressed his concern with the proposed sign location. The sign will be 5' x 10' and could interfere with a driver's line of sight. He referenced the Perkins sign. Mr. Bachman told him it is behind the sidewalk but could be field verified.

Jeff Holtegel, seconded by Bill Woeste, made a motion to approve the sign package for Dollar General, 435 Patterson Drive with the following conditions:

- The sign on the building be 3'9" x 26';
- The base of the ground sign be brick and match the bottom brick installed on the building;
- The bulbs installed in the ground sign will be the cool white lamps and will be turned off when the store is closed; and
- The location of the sign be approved by Public Works.

Motion carried unanimously.

Modification to the Approved Brick Colors – Dollar General – 435 Patterson Drive

Slides were shown of the elevations previously approved. Mr. Bachman explained the base brick was to be a brown brick and a lighter brick was approved above. As the brick was being installed, it was discovered the wrong brick was being used. Slides were shown of the brick already installed. The contrast is not even close to what was approved. Design Review is recommending a compromise. Samples of the approved brick and the brick Design Review is recommending were displayed for the Commission. The darker brick for both will be on the base of the building with the lighter brick on top. The stucco color will also be modified. The base brick which is already on the building is redder than what had been approved. Design Review has agreed to leave the base brick but everything above the soldier course has to be removed and replaced with the lighter brick they selected. The mortar on the top brick will need to match the brick and they also approved a lighter stucco color.

Mr. Ron Lehman, President of Ironclay Masonry Product, Fairfield, Ohio, stated he is the supplier of the brick that was originally approved. Somehow, they were taken out of the picture even though the brick was available. The brick and mortar were approved back in July and for whatever reason, they did not get the order. Mr. Lepsky stated Mr. Lehman needed to talk with Mr. David Gramm, General Contractor, who was also in the audience. The Commission cannot tell the contractors where they must purchase their materials from.

Mr. Bachman asked Mr. Lehman if he was proposing removal of all the brick since both top and bottom are different than what was approved. Mr. Lehman replied he only wanted to see the top brick replaced with what had previously been approved. Mr. Bachman asked if Mr. Lehman could offer a similar brick and was told he would have to check with his suppliers. Mr. Clemmons asked if the Commission was comfortable with allowing staff to review Mr. Lehman's new brick samples to determine if one was comparable. Mr. Bachman stated it should be very similar to what Design Review approved. Mr. Clemmons cautioned Mr. Lehman that even though he may have a brick that Tim approves, it doesn't mean that Dollar General has to select it; the decision to change is ultimately up to them. Mr. Lehman acknowledged he understood.

Tom Hasselbeck, seconded by Bob Myron, made a motion to approve the brick colors as recommended by Design Review (including the stucco), leaving the current base brick on the building and modifying the top brick with what Design Review approved or an alternate brick as approved by Tim Bachman.

Motion carried 6 – 0.

Consent Agenda:

Slides were shown of the two consent agenda items – Critters Pet Grooming at 5096 Pleasant Avenue and Gressel Law, 530 Wessel Drive, Suite 2B.

REPORTS/STUDIES/GENERAL DISCUSSION

Jeff Holtegel announced a Joint Public Hearing is scheduled with City Council on Monday, March 11th at 7:00 p.m. Several changes to the Codified Ordinances will be discussed.

Being no further business, the meeting adjourned.

Scott Lepsky, Chairman

Peggy Flaig, Clerk