

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

**FAIRFIELD PLANNING COMMISSION**

**April 10, 2013**

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

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

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

**MINUTES OF THE PREVIOUS MEETING:**

The minutes of the previous meeting, held March 27, 2013, were approved with one correction.

**OLD BUSINESS:**

**Minor Modification to the Woodridge P.U.D.**

Jeff Holtegel, seconded by Tom Hasselbeck, made a motion to remove this item from the table. Motion carried 6 – 0. Slides were shown of the proposed site and play areas for the day care on Woodridge Boulevard. Fencing will be 4' tall chain link fence and is shown on the north end of the adjacent building and right in front of the day care. Mr. Bachman stated privacy fence will be installed from the edge of the building to the brush area to prohibit children from seeing the pond located behind the building.

Ms. Angela O'Hara, applicant, stated she spoke with the State and was told the pond would not be an issue with licensing however, she should have a statement about the pond in her handbook. Mr. Bachman stated he met Ms. O'Hara and the owner of the building at the site. The owner did speak with the tenant who has the space next to the proposed play area and he was fine with its location. Since it is a Planned Unit Development, the Commission can require a different type of fence other than the chain link. If approved, a condition should be the fence needs to be removed should Ms. O'Hara move.

Mr. Hasselbeck pointed out the gap between the two buildings where children could also access the pond area. Ms. O'Hara replied a privacy fence could be installed there to block the gap. The original play area proposed along Woodridge Boulevard is no longer being considered.

Roger Tucker, 5582 Olde Winton Court, asked how deep the pond is and was told about 12'.

Mr. Woeste spoke about a child that was washed away in the creek running through their own backyard several years ago. He had reservations with approving the day care due to the close proximity of the pond. Mr. Hasselbeck asked about the pond and Mr. Bachman stated it is part of the overall

storm management plan for the area. Ms. O'Hara pointed out a school bus stops and lets children off close to the pond area and the kids also have to cross Woodridge Boulevard to get over to the apartments.

Jeff Holtegel, seconded by Bill Woeste, made a motion to deny the minor modification to the Woodridge P.U.D. for a day care to operate at 3840 Woodridge Boulevard.

A roll call vote was taken and the motion carried 5-1; Mark Morris dissenting.

### **NEW BUSINESS:**

#### **Conditional Use Application – Expansion of McKinley's Pub – 5120 Pleasant Avenue**

Slides were shown of the building and existing and proposed interior modifications. Parking was calculated and the lot in the vicinity of the bar has 82 spaces. Most of the other businesses are only open during the day so there wouldn't be much of a conflict in the evening.

Mr. Eric Judd, owner of McKinley's Pub, stated they do not open until 4:00 p.m. The church has been next door for approximately 3 years and has Sunday morning service. McKinley's would be expanding into some of the space currently occupied by the church. The bar would be rebuilt in the new space. The new stage is to enhance current karaoke. They are running out of space and need to expand. Mr. Judd explained there is a fire wall that will be removed. An I-Beam will be installed and used to support the fire wall above the roof and a 2 hour fire wall will be built on the north wall of the business.

Mr. Holtegel asked if the Police had comments and was told they did not. Mr. Woeste asked if the church was able to exist in a smaller space. Mr. Judd stated Mr. Schwarz, the building owner, will address the church once all needed approvals are received. They are on a month to month lease and Mr. Schwarz will tell them about the expansion and give them their options. Mr. Judd has also spoken with the Health Department regarding food service. He doesn't want anything that would require a hood.

The Commission discussed setting a review/renewal period on the approval. Should the owner hire bands and the music becomes annoying to the neighborhood, the Commission can address it. The clientele is 21 and over.

Bill Woeste, seconded by Bob Myron, made a motion to approve the Conditional Use application for the expansion of McKinley's Pub, 5120 Pleasant Avenue, with the caveat that if the bar changes hands, the new operator will have to get Planning Commission approval and approval will be for a one year period.

Motion carried 6 – 0.

Paired Cottage Concept Approval – Lots 13935 and 13934, Olde Winton Subdivision

Mr. Bachman stated this concept was discussed and approved by the Commission in 2007 for certain lots in the subdivision. Mr. Rex Richardson, applicant, stated the market is picking up and they are in a position to do a substantial completion of the project. In 2007, they obtained approval for six pairs of cottages. This number has been reduced to four on Olde Winton Lane. The lots in yellow on the map have homes constructed on them, red are vacant lots. On either side of the detention pond, Mr. Richardson would like to construct a “triple”. Due to the topography of the lots where the triples are proposed, they have to be walk outs. There are parking issues throughout the subdivision and by approving front elevations with front entry garages, they gain parking.

Mr. Holtegel asked for clarification regarding the submission being considered tonight. The agenda only discusses a pairing of homes on lots 13935 and 13934 and now triples are being discussed. Mr. Bachman said the initial plan was for the two lots on the agenda. Mr. Richardson is considering the triples and Tim felt the Commission should be made aware of all the changes. The change is to introduce attached housing – duplex and tri-plex homes. He did receive approval in 2007 for six paired cottages. The cottages on Olde Winton Lane made sense because of the alley access. The Commission’s concern has been garages dominating the front façade. Mr. Richardson is asking for approval to finish out the subdivision with some single family, duplexes and the tri-plexes. He stated they have an opportunity to build out one third of the subdivision this building season. Elevations of the triples and doubles were given to the Commissioners. Mr. Richardson said he has a contract for a single family home on lot 13580. The elevations for the triples will be three story and will be larger in square footage than the other homes in the subdivision. He anticipates gaining 6 parking spaces for each triple building since the garages will be in the front. Mr. Bachman explained the house approved on lot 13936 has a side entry garage with a shared driveway easement with lot 13937. Mr. Richardson stated the market will not support an expensive house on lot 13937 like he built on 13936. The concept of building homes with the shared driveway has been dropped. By combining the homes, Mr. Bachman stated they gain an additional 1300 s.f. (650 for each duplex unit).

Mr. Holtegel asked what the distance will be between the paired cottage and the homes on either side of it. Mr. Richardson replied it will be greater than it would have been with a single family. Mr. Bachman stated the final design still needs to be completed. Mr. Holtegel expressed his concern with homes being sold not knowing if they fit on the lot and then having to grant another variance to make the house plan work. Mr. Hasselbeck expressed his concern regarding the closeness of the cantilevers to the property line and reminded Mr. Richardson that they need to be offset from cantilevers on adjacent houses.

Regarding the additional parking spaces being gained, Mr. Richardson explained the homes will have front entry two car garages and the driveways create additional parking. Single family homes will remain rear entry.

In summary, Mr. Bachman stated Mr. Richardson is seeking conceptual approval for a paired cottage on lots 13935 and 13934 with front entry garages and the property line will remain down the middle so they can be sold. Mr. and Mrs. Ambrose will be purchasing both units. Mr. Bachman asked if

Mr. Richardson had spoken with the residents in the neighborhood and was told he had not. An HOA meeting is scheduled and a presentation will be made at that time.

Mr. Roger Tucker informed the Commission he had no issue with the proposed changes.

Erin Donovan asked if the triples will be rental and Mr. Richardson replied they will be offered for sale. If they have to lease them, they will.

With two story homes being proposed, Mr. Bachman asked if they were marketing to a new demographic. Mr. Richardson stated they are marketing to customers who get loans approved.

The Commission instructed to staff to send a letter to the homeowners and inform them that the triplexes will be discussed at the April 24<sup>th</sup> meeting. Mr. Roger Tucker stated he has talked with several of the owners and there are no objections with the attached housing.

Mark Morris, seconded by Jeff Holtegel, made a motion to approve the paired cottage concept for lot 13935 and 13934 as presented in the Ambrose concept drawing in Olde Winton Subdivision.

Motion carried 6 – 0.

The Commission discussed the location of the paired cottages approved six years ago. Since the lots shifted for one of the paired cottages, Tom Hasselbeck, seconded by Bob Myron, made a motion to approve the paired cottages on lots 13582 and 13583.

Motion carried 6 – 0.

Mrs. Ambrose, 4668 Lindenwood Lane, informed the commission she is married but uses her maiden name and wanted to make sure it would not create an issue later with the deeds to their paired cottage.

Mr. Bachman informed Mr. Richardson he needs to submit a final design for the Ambrose, plans for the other contracts he has for the single family and paired cottage.

### **GENERAL DISCUSSION**

Mr. Bachman said that at the April BZA meeting, they had a variance request for an accessory structure with a metal roof. The structure looked like a carport and when it appeared the board was going to deny the request, the applicant stated he could encase the posts in wood. Staff felt it still would be classified as a metal building. The question was asked if the sub-structure was wood, could the roof be metal and Tim thought that it could. Since ordinance changes are currently going through City Council, Tim asked the Commission if they wanted to add something to the ordinance to prohibit metal roofs on accessory structures over 100 square feet unless the property is zoned A-1 and is 2 acres or greater. The Commission agreed the change should be made.

Bob Myron reported on upcoming Parks and Recreation events.

Being no further business, the meeting adjourned.

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Don Hassler, Vice-Chairman

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Peggy Flaig, Clerk