

**MINUTES OF A REGULAR VOTING MEETING OF THE**  
**FAIRFIELD PLANNING COMMISSION**

**July 24, 2013**

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

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

Jeff Holtegel, seconded by Tom Hasselbeck, made a motion to excuse Mark Morris. Motion carried 6 – 0.

**MINUTES OF THE PREVIOUS MEETING:**

The minutes of the previous meeting, held July 10, 2013, were approved as submitted.

**NEW BUSINESS:**

**Conditional Use Application – Veterinary Services – Petco – 675-I Deis Drive**

Slides were shown of the site and building façade. Mr. Bachman stated a letter was submitted to the City to verify the uses intended by Petco were permitted uses. We responded back that veterinary services would need approval via a Conditional Use. Petco wishes to offer minor services, i.e. micro chipping, shots and heart worm medication; no major procedures will be performed. The only animals that will stay through the night will be those offered for sale by Petco. Mr. Lepsky pointed out Petco's letter also asks for approval of pet boarding and doggie day care. Mr. Bachman replied it is his understanding the boarding is not overnight. Patrick Merten, Village Green of Fairfield, said the daycare and boarding is just while the animals are being treated or groomed. It was not clear if this is a new location or a relocation of the Kolb Drive store.

Tom Hasselbeck, seconded by Jeff Holtegel, made a motion to approve as submitted a Conditional Use for incidental veterinary services at Petco, 675-I Deis Drive. No major procedures are to be offered. Motion carried 6 – 0.

**Design Review Committee Item – Petco Building Signs – 675-I Deis Drive**

A slide was shown of the signs approved by the Design Review Committee. A lot of discussion occurred at Design Review regarding the white behind "Petco". It was determined this is one sign, not channel letters and will be lit. There are concerns with the individual letters in that birds tend to nest in the letters. The Committee also felt channel letters might blend with the brick. After much discussion, Design Review recommended the signs be approved as submitted. The Petco sign will be attached directly to the brick, not a raceway. Also, because it being installed on the gable, the Committee felt it appropriate to allow a larger sign than the standard letters installed on the sign frieze.

Jeff Holtegel, seconded by Don Hassler, made a motion to approve the sign package as submitted and approved by the Design Review Committee. Motion carried 6 – 0.

Dock Cover – Petco – 675-I Deis Drive

Tim Bachman stated that yesterday, Petco approached Messrs. Schwarz and Merten regarding a covered loading dock they want to install on the rear of the building. Mr. Merten said Petco uses a scissor lift and would like to have the covered dock. It is an aluminized awning supported by poles and allows the truck to pull up and have some protection. The dock will not go into the existing roadway behind the building, only the existing green space. Currently, Dollar Tree backs their trucks up and cocks them to get close to their door. Even when trucks are off loading, traffic still can use the drive. The height of the dock was estimated to be around 10' – 12'. Mr. Merten informed the Commission this is a package Petco uses and they were not willing to change the color of the structure. Several Commissioners expressed concern with the amount of green space being taken. Mr. Lepsky stated the structure would be partially hidden by buildings fronting on Nilles or the existing tree line.

Jeff Holtegel, seconded by Tom Hasselbeck, made a motion to approve the scissor lift with awning as submitted with the understanding staff will have the final approval of the color but the Commission would like to see the structure blend more with the building if possible. Motion carried 6 – 0.

**GENERAL DISCUSSION:**

Mr. Myron reported the Parks Board met last week and rounds being played at the golf course are catching up to last years' numbers (due to the wet spring). The aquatic center pool is still leaking and major work will need to be done at the end of the season. The master plan for the Memorial Grove (Crystal/Banker area) is being worked on.

Mr. Bachman reported there is a proposal for development of the outlot in front of Meijer on Gilmore Road. It is a strip center with a Fifth Third Bank and Panera proposed. Also, Neyer is working on an assisted living facility on Patterson. Regarding the Kroger fueling station, bids came in higher than when it was pre-bid and Kroger is working to find new subs or negotiate a lower price with subs who submitted pre-bids. Plans have been received addressing comments sent to them back in March. There were initially 8 comments; 2 remain to be corrected. Demolition of the buildings will take place just prior to the start of the new construction.

Discussion also occurred regarding the status of the burned out building in Wildwood and the improvements made to the Creekside complex.

Being no further business, the meeting adjourned.