

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

DECEMBER 9, 2015

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

Members present: Tom Hasselbeck, Bill Woeste, Brian Begley, Bob Myron, Don Hassler and Scott Lepsky. Motion to excuse Ron D'Epifanio carried unanimously.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held November 11, 2015, were approved as submitted.

OLD BUSINESS

None

NEW BUSINESS

Building Façade Approval – 5863 Olde Winton Ln.- Olde Winton Subdivision

Slides were shown of the site, proposed floor plan and elevation. The applicant, JNB Custom Homes, is proposing a two bedroom ranch; typical of the subdivision. The elevation shows 24” of cultured stone at the base of the façade and vinyl horizontal siding and shake siding on the gable above the front entrance. Slides were shown of two existing homes in the subdivision, one built by JNB, showing stone and brick wrap around the bottom of the columns in the front of the house. Tim Bachman, Development Services Director, recommended that the applicant add a 3 foot cultured stone wrap to the base of the front columns. Colors of the siding and trim were discussed. Mr. Hasselbeck commented that contrasting siding and trim were favorable, as opposed to everything the same color. Mr. Lepsky suggested an earth or neutral tone color.

Don Hassler, seconded by Bill Woeste, moved to approve the façade as submitted, with the addition of 3 feet of cultured stone added to the base of the front columns. Motion carried unanimously.

Design Review Items

Window Film Signage – Fairfield Pharmacy – 765 Nilles Rd

Slides were shown of the proposed window film signage and site. Mr. Bachman stated that window film is going to be installed on the outside of the window. The Zoning Code allows signage on the inside of the window to be installed without permits or Design Review approval. While researching this application, staff discovered various other window signage in the downtown district similar to this proposal that were installed without permits or design review approval. Slides were shown of the Petco, Verizon and a hair salon window signage that are all installed on the outside of the glass. This condition is something that staff will address in 2016, with the direction of Planning Commission.

Rhonda Scharf, with Fairfield Pharmacy, spoke. The window film is designed so that, during the day, people

Planning Commission Meeting Minutes

December 9, 2015

inside the building can see out, but you cannot see inside the building from the outside. At night, you can see in and out from both sides. After the Design Review meeting, she made changes to the window film that she would like to propose. The background color of the film can be changed to a more oatmeal color, to match and better blend with the exterior of the building. She will remove “Fairfield Pharmacy” from the film. The rest of the text will move up on the film, but the only text that will get bigger is the “A REM smart pharmacy” line.

Scott Lepsky, seconded by Bill Woeste, motioned to approve the application with the following changes: 1. Background color will change to match the building exterior and 2. “Fairfield Pharmacy” will be removed. Motion carried 6-0.

Face Change – AMT Fashion – 5098 Pleasant Ave.

Slides were shown of the proposed storefront and the site. Tim Bachman said the Design Review Committee had concerns about the original script font on either side of the logo; they thought it would be hard to read from the street. The applicant, Augustina Taylor, submitted a revision of the sign that changes the script font to block lettering. The revised sign is much easier to read.

Tom Hasselbeck, seconded by Bob Myron, motioned to approve the signage, with the revision of the block font. Motion carried 6-0.

REPORTS/STUDIES/GENERAL DISCUSSION

Bob Myron stated that there was a Parks Board Meeting next Tuesday. Marsh Lake and Harbin Park plans are currently being discussed.

Being no further business, the meeting adjourned.

Scott Lepsky, Chairman

Lynda McGuire, Secretary