

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

**April 23, 2014**

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

Members present: Scott Lepsky, Don Hassler, Bill Woeste, Mark Morris and Bob Myron.

Mark Morris, seconded by Scott Lepsky, made a motion to excuse Tom Hasselbeck and Ron D'Epifanio. Motion carried 5 – 0.

**MINUTES OF THE PREVIOUS MEETING:**

The minutes of the previous meeting, held March 26, 2014, were approved as submitted.

**NEW BUSINESS:**

Design Review Committee Items:

New Signs – Allstate – Ohio Valley Insurance – 5120 Pleasant Avenue

Slides of the business location and signs were shown. Mr. Bachman stated the Design Review Committee voted unanimously to recommend their approval. The Allstate sign package consists of three signs; one 2' x 8' installed on the gable, a plaque next to the door and a panel on the pylon sign. They are within their allotted signage amount and none will be lit.

Scott Lepsky, seconded by Bill Woeste, made a motion to approve the signs as submitted and as recommended by the Design Review Committee.

Motion passed unanimously.

Town Center Signage Addendum

Mr. Bachman explained the Town Center Development Guidelines were approved in 1993 and were not very detailed in regard to signage. The Guidelines currently state "Signage – Signs should add to the Town Center's character, not detract from it causing a negative image". Colors are also addressed in the Guidelines but mainly deal with building facades. It has been staff's interpretation that bright colors can be used for signage as they are also permitted for building accents. In an effort to define permitted signage in the D-1 zone, the following was reviewed and recommended for approval by the Design Review Committee: "Signs should add to the Town Center's character, not detract from it causing a negative image. Signs are to be considered a focal point of a structure, therefore bold colors are permitted, but cannot detract from the overall intent of the Design Guidelines. The Design Review Committee has the authority to require colors to be muted or altered in order to create a complementary appearance. Corporate logos and colors are acceptable provided they meet the intent of the Design Guidelines."

The Cricket building on Dixie Highway was discussed. If Cricket located in the D-1 area, they would not be permitted to paint the exterior of their building their corporate bright green color as they did on Dixie. They would however be permitted to use the green in their signage.

Mr. Hassler brought up the brightness of the Lee's pole sign; Lee's is not a corporate franchise. Mr. Bachman replied Lee's actually lost the non-conforming status on the pole sign which meant it should have been removed. Mr. Lee went before the Board of Zoning Appeals and received approval for its continued use. The City presented various redesigns for the center in regard to traffic flow and signage but the property owners would not approve any. Due to the existing parking configuration, ground signs could be difficult to read if cars parked around them.

For the purpose of clarifying signage in the Town Center Development Guidelines, Scott Lepsky, seconded by Bill Woeste, made a motion to approve Addendum #1 as submitted.

Motion passed unanimously.

Mr. Hassler excused himself from the meeting due to a conflict of interest with the next item.

#### Replat of Lots 1250 and 1251 – Sander's South-View Subdivision

Kim Smith, Civilworx informed the Commission that Mr. Hassler owns both lots and wants to sell one to his son. The property line is too close to his house so it is being adjusted to be on an existing tree line. Both lots will conform with zoning in regard to area and setbacks. Mr. Hassler had always thought the tree line was the lot line.

Scott Lepsky, seconded by Bob Myron, made a motion to approve the replat for lots 1250 and 1251 as submitted.

Motion passed unanimously.

Don Hassler re-entered the meeting and was informed the replat was approved.

#### Election of Officers

The Commission discussed the appointment to the Community Reinvestment Housing Council since Mr. Holtegel is no longer on the Commission. Mr. Morris volunteered for the position.

Scott Lepsky, seconded by Bill Woeste, made a motion to nominate the same officers as last year with the exception of replacing Jeff Holtegel with Mark Morris on the Community Reinvestment Housing Council. Officers for 2014 will be: Chairman – Scott Lepsky; Vice-Chairman – Don Hassler; Secretary – Peggy Flaig; Representative to the Board of Zoning Appeals – Scott Lepsky; Representative to the Design review Committee – Tom Hasselbeck; Representative to the Community Reinvestment Housing Council – Mark Morris; and OKI Representative – Tim Bachman with Mark Morris as back up.

Being no further business, Scott Lepsky, seconded by Don Hassler, made a motion to adjourn.  
Motion carried 5 – 0.

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Scott Lepsky, Chairman

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Peggy Flaig, Clerk