

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

**FAIRFIELD PLANNING COMMISSION**

**MAY 27, 2015**

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

Members present: Scott Lepsky, Don Hassler, Tom Hasselbeck, Bill Woeste, and Tom Heisler.

Motion to excuse Bob Myron and Ron D'Epifanio carried 5 – 0.

**MINUTES OF THE PREVIOUS MEETING:**

The minutes of the previous meeting, held April 22, 2015, were approved as submitted.

**NEW BUSINESS:**

Design Review

-Walk-In Cooler Addition – Fairfield Fuel Mart – 5085 Pleasant Ave.

Tim Bachman, Development Services Director, discussed and showed slides of the proposed cooler addition and location. The entrance to the cooler will be inside the building and is not intended for customers to enter. There were several Conditions of Approval approved by the Design Review Committee that were discussed (attached). Pete Lindsey, architect, said he spoke to the owner of the property and the owner agreed to the Conditions.

Mr. Hassler said there has been nothing but problems with this property and he needs assurance that the property will be maintained before he approves the cooler. Mr. Hasselbeck stated that this owner purchased the property in November of 2014. Mr. Clemmons said there was a library levy sign that was up for at least 3 weeks. Property maintenance is not a high priority. Mr. Woeste asked if the owner complied with all of the Planning Commission requirements with regard to their signs and paint. They met all of those requirements, according to Ms. Donovan. Mr. Bachman agreed that, for such a prominent corner, more effort was needed. Property maintenance enforcement was discussed. If there is a violation, letters are sent. The property owner has responded well to letters sent to him in the past.

Mr. Lindsey spoke regarding the application. The cooler will only be accessible from the inside of the building by employees and will be wrapped in brick on three sides. The mechanical equipment will be on the roof. There will be nothing visible from the street with regard to the mechanical equipment.

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Ms. Donovan said the owner has been notified by the city at least 4 times regarding property maintenance issues since November. Mr. Lepsky said he thinks the owner should come in and speak before the commission.

Bill Woeste, seconded by Don Hassler, motioned to table the application, to allow the owner of the property to attend the meeting and speak with the Commission. Motion carried 5-0.

-Face Change – Porter Paints – 726 Nilles Rd.

Mr. Bachman discussed the location and sign proposal. Slides of the signs were shown. The applicant is proposing a face change to the sign on the roof and a tenant panel face change. The face change will reflect the new corporate logo for the company. Mr. Heisler said he thought the signs looked good.

Scott Lepsky, seconded by Don Hassler, motioned to approve the signs as submitted. Motion carried 5-0.

-Tenant Panel Face Change – Blue Note Pub – 465 Nilles Rd.

Mr. Bachman showed slides of the tenant panel sign, already installed. Mr. Hassler asked how long the promotional banner is allowed to be on the property. The owner applied for a grand opening sign, which allows 60 days of promotional signage. Mr. Bachman noted that the Commission will be seeing this applicant again in June to talk about outdoor seating.

Bill Woeste, seconded by Tom Heisler, motioned to approve the sign as submitted. Motion carried 5-0.

Minor Modification of a PUD – Miles of Golf – 6400 Dixie Hwy.

Mr. Bachman, Development Services Director, discussed and showed slides of the proposed Stockton Beer Garden location. He explained that, because this area is a PUD, the application is a Minor Modification of a PUD. The city discovered the beer garden when visiting the site for a fence permit. There are also tables with umbrellas for customers and a serving window. He referenced the Outdoor Entertainment handout that was provided to the Commission, which details all of the restrictions placed on applicants in the past by the Board of Zoning Appeals.

Chris Mile, owner and two employees of Miles of Golf were in attendance. Mr. Miles told the Commission that he was modeling his beer garden after an authentic German beer garden. The proposed hours of operation are Sunday-Thursday 12:00 pm to 10:00 pm, Friday-Saturday 12:00 pm to 12:00 am. These hours mirror the golf shop and miniature golf hours. Alcohol sales were discussed. They do not presently serve alcohol, but they have obtained their liquor license and it will be issued on June 1. They plan to sell alcohol inside in the Golf Shop and outside the building in the

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beer garden. They will not be serving in the miniature golf area. Their intention is to only sell food and beverages and not offer entertainment. Their space allows for 70+ customers, with 3-4 employees in the beer garden area both inside and outside. On the weekends they may have up to 6. They do not plan to market the beer garden outside of the golf community, but will not turn people away. They also plan to serve the Rugby field patrons next door if they are interested. There was discussion regarding the fenced area around the beer garden. The Liquor Board has visited the site and approved the location and fencing.

Scott Lepsky, seconded by Bill Woeste, motioned to approve the Minor Modification of the PUD with the following stipulations:

- Hours of operation are Sunday-Thursday 12:00 pm to 10:00 pm, Friday-Saturday 12:00 pm to 12:00 am
- Only food and Beverage service is allowed in outdoor fenced area
- Approval is for this owner only
- A one year review is required

Motion carried 5-0.

**REPORTS/STUDIES/GENERAL DISCUSSION**

Mr. Heis reported that the schools gave out their Golden Apple Awards to its teachers and graduation is on Saturday.

Mr. Woeste reported that City Council is now on summer schedule.

Being no further business, the meeting adjourned.

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Scott Lepsky, Chairman

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Lynda McGuire, Secretary