

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION

JUNE 10, 2015

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

Members present: Scott Lepsky, Don Hassler, Bill Woeste, Bob Myron, Tom Heisler, Tom Hasselbeck, and Ron D'Epifanio.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held May 27, 2015, were approved as submitted.

OLD BUSINESS:

Design Review

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

This item was taken off the table for discussion. Motion carried 7-0. Tim Bachman, Development Services Director, discussed and showed slides of the proposed 15' x 28' cooler addition and location. He indicated that the Commission tabled this item last meeting because they wanted the owner to attend to discuss maintenance issues. Mr. Aggarwal, as well as his architect, Pete Lindsey, was in attendance. The utilities, including the existing electrical service on the south side of the building were discussed. The applicant stated that they will be moved as needed; preferably behind the building or on the lean-to in the back. Wherever they are placed, they will be screened, either by fencing or a brick parapet.

Slides were shown of pictures that were taken today of their landscape beds, which have recently been attended to. Mr. Lindsey said the owner knows and understands what the Commission has asked of him regarding his property maintenance. Mr. Lepsky said that maintenance was a concern last meeting, and he wants to make sure that the owner will better maintain the property. Maintenance issues, such as grass and weeds, are not being done in a timely manner.

Scott Lepsky, seconded by Bill Woeste, motioned to approve the application, with the Conditions of Approval from the Development Services Department. (attached) Motion carried 7-0.

NEW BUSINESS

Conditional Use – Church – 200 Office Park Dr. F:

Mr. Bachman showed slides of the proposed building and site plan. The applicants are proposing operating a church on Office Park Dr. in the Stockton Station PUD. They have a pending lease with the landlord, depending on Planning Commission's recommendation. The buildings are set up with offices in the front and warehouses in the back, with a sliding garage and man door in the back of the building. There was general discussion regarding the proposed use of the various rooms in the space, as shown on the slide. Pastor David Anderson spoke regarding his application. They are a new, non-denominational church with only 16 members, from Fairfield, Forest Park and Hamilton. The landlord will work with them as they grow to give them more space. They do not want to be a disruption to the neighboring parcels; they want to help the community. Mr. Bachman discussed the previous problems churches that are located in these types of spaces, not designed for

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that type of use, have had. Music and bass can be a disruption to the neighborhood. This item had been included in the Conditions of Approval (attached) as a precaution. The Andersons indicated that they would do anything they needed to do to remedy the situation if noise became an issue.

Hours of operation were discussed. They plan to have Sunday service at 11:00 am, Bible study on Thursday evenings at 7:00 pm, and Saturday singing practice at noon. Mrs. Sherry Anderson said she checked the parking lot several times during their proposed hours and the parking lot is practically empty during those times. There is a cheerleading squad that practices in one of the spaces, and they seem to be the only ones there on Saturdays. The back sliding door will not be opened at all and the applicants plan to permanently cover the opening. Mr. Bachman said if construction is going to be done, building permits are required to ensure safety and adherence to the Building Code.

There was discussion regarding the Conditions of Approval. Mr. Clemmons suggested that #3 needs modified to include bass vibrations, which are felt, but not heard.

Mr. Hasselbeck asked if notices were sent to neighboring tenants. Mr. Bachman had extensive conversations with the landlord, and the landlord per the lease, will take responsibility for any issues with tenants that may arise.

Bill Woeste, seconded by Don Hassler, motioned to approve the conditional use, with the Conditions of Approval from the Development Services Department, as modified with the change to #3 as follows: "Music, bass vibrations, or noise emanating from the church are not permitted to be audible or discernible beyond the property line of the lot on which the building is located." Motion carried 7-0.

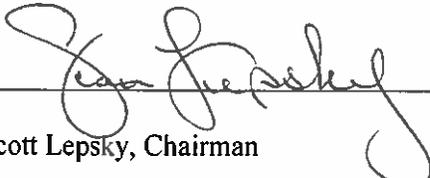
REPORTS/STUDIES/GENERAL DISCUSSION

Mr. Myron reported that he was appointed Vice Chair to the Parks Board and he will continue to serve on Planning Commission for a while. He also reported that there are bees in hives being placed at Huffman Park.

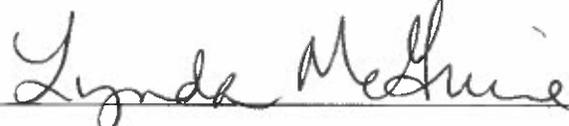
Mr. Heisler reported that graduation was a success.

Mr. Woeste reported that City Council swore in a new police officer and a Marine Corps Sargent was recognized. The City of Fairfield recently won an EPA Award for our groundwater consortium. He made sure Peg Collins' name was mentioned during the meeting.

Being no further business, the meeting adjourned.



Scott Lepsky, Chairman



Lynda McGuire, Secretary

DEPARTMENTAL CORRESPONDENCE

City
of
Fairfield



TO Planning Commission
FROM Erin Donovan, Planning Manager EO

SUBJECT Conditional Use - Great Grace Ministries Church DATE 6-10-15

Possible conditions of approval.

1. The maximum occupancy for the building unit is 49 people per the Building Code.
2. A Certificate of Occupancy is required to be obtained from the Building Department prior to occupying the space.
3. ~~Noise is not permitted to be audible beyond the property line.~~ *modified*

DEPARTMENTAL CORRESPONDENCE

City
of
Fairfield



TO Design Review Committee

FROM Erin Donovan, Planning Manager E.D.

SUBJECT Fairfield Fuel Mart

DATE 5-21-15

Recommended Conditions of Approval

1. The addition shall have brick on the east and south facades that match the color of the building. The brick can be painted to match the building. The applicant is to submit a color sample to Development Services Staff prior to obtaining a Building Permit.
2. Any portion of the south wall that is exposed after the addition is built is to be scraped and painted to match the addition.
3. Any mechanical units must be screened.
4. The two proposed shrubs adjacent to the addition must be at least 24" tall at the time of planting. All mulch beds, including around the ground sign, must be kept free of weeds. If the bushes and ground sign landscaping die, they must be replaced by the applicant.
5. The grass is to be cut on a regular basis and herbicide applied to remove weeds.
6. No signage of any kind – permanent or temporary – will be permitted to be located on the addition.