

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

AUGUST 12, 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 Hasselbeck and Ron D'Epifanio.

MINUTES OF THE PREVIOUS MEETING:

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

OLD BUSINESS

Scott Lepsky informed the Commission that the Conditional Use applications for 3220 Dixie and 5888 Dixie Hwy. per the applicants' request, will remain on the table. Mr. Bachman met with the applicant at 3220 Dixie Hwy. and their architect and we should see them at the next meeting. The applicant at 5888 Dixie Hwy. asked to be tabled for another month.

Motion to remove from the table the Conditional Use for 525 Kolb Dr. carried unanimously.

Conditional Use – Drive Thru – 525 Kolb Dr.

Tim Bachman, Development Services Director, showed slides of the site at this location. He explained the history of the property. The property was developed as a Roadhouse Grill. It was eventually razed and is now a vacant lot. The C-2 zoning district allows restaurants, but a drive thru requires a Conditional Use. A drive thru for Steak and Shake was denied in the late 90's at the site of the current Bob Evans, a drive thru for Chick-Fil-A was approved in 2007, but never built, where the current Asian Buffet is located and a drive thru for Panera Bread was approved on the west side of Gilmore Rd. in front of the Meijer store in 2013. This project was never constructed.

A new site plan was submitted for this application since the last meeting, repositioning the drive thru window to face the mall. The front of the restaurant now faces S. Gilmore Rd. There are no curb cuts off of the public thoroughfare; the only entrance is on Kolb Dr. Mr. Bachman had asked the applicants to think of the property as a "Gateway" into the city. The City has invested a lot of money in that corridor and in the bridge. He said the initial submission was all brick, but they resubmitted what is being shown tonight after clarification with staff on what is actually required in that zoning district. The landscape plan they submitted is generous, and the photometric plan is good, but needs a little work.

Shree Kulkarni, owner, spoke regarding the Conditional Use. He has owned this property for approximately 19 months. They hired Jason Gibson with Anchor Associates, a commercial brokerage firm, to market the property. They are looking for the highest and best use for the property. He spoke regarding the application. A strip center, Panera Bread and Taco Bell were all, at one time, potential tenants. A tire store and gas station were also interested in the site. He spoke regarding the market. No one is sure what is going to happen at the mall; it is difficult to attract a full service sit down restaurant. Several tenants he talked to ended up at Stone Creek on Colerain Ave., because of the more viable retail available.

Todd Jackson, franchise owner, spoke regarding the application. He discussed the elevations. Originally they did submit an all brick building, but changed it to the Garden Grill design. The all brick building option has never been built before. There was discussion on materials used on the building. There is prefabricated

Planning Commission Meeting Minutes August 12, 2015

composite that looks like wood on the front, along with some brick and efis. This is a new prototype, so it is too early to know the “wear and tear” of the building. The composite is intended to have long term wear and tear. There will not be outdoor seating, as shown on the submitted picture. This company operates 42 other Burger King franchises in the Cincinnati area, including the one on Pleasant Ave. These locations were acquired only 6-8 months ago. They most recently remodeled the Ft. Wright, Ky location and the Colerain Ave. location.

The site was discussed. There is approximately 25 feet of greenspace between S. Gilmore Rd. and the parking lot. The curb cut on Kolb Dr. is 30-40 feet off of the edge of pavement. Erin Donovan, Planning Manager, informed the Commission that they will be moving the sign from the current location at the corner on the site plan to S. Gilmore Rd. The sign would have been blocked by the mall sign in the current location. This building will be the third lot coming into Fairfield. The buildings that surround this location are a mix of brick and other materials.

The “Discussion items and possible Conditions of Approval” were discussed. (attached) 1. With regard to drive thru approvals: the theory was that S. Gilmore would be different in Fairfield that it was in Forest Park. There was to be more sit-down restaurants. The market has changed due to the downturn of the mall. 2. The hours of operation are most likely 6:00 am to 12:00 pm on weekends, and open until 1:00 am or 2:00 am on weekends. 3. No pole signs are allowed in this zoning district. They must have a ground sign, with similar materials as the building. 4. The dumpster shall be screened with similar materials as the building. 5. The units are generally on top of the buildings. They will screen as necessary. 6. Conditional Use is for Burger King only.

Mr. Hasselbeck asked if there was a requirement to irrigate the grass on the property. Mr. Bachman said they have not required it for grass in the past but have required the landscape beds to be irrigated. Both Mr. Hasselbeck and Mr. Hassler would like to see the grass irrigated. Mr. Jackson said they plan to plant more hardy plants that require less water. Mr. D’Epifanio said he feels better about a Burger King in this location rather than a shopping center. Mr. Woeste noted that it wasn’t fair to require Burger King to build a building they have never built before in all brick, since some surrounding buildings are a mix of materials. He also said that the commission is setting a precedent for a drive thru at this location if they approve the application.

Scott Lepsky, seconded by Bill Woeste, motioned to approve the Conditional Use, with the following conditions:

1. A sign package shall be submitted for staff approval and must follow the C-2 requirements.
2. The dumpster enclosure shall be constructed of the same building material as shown on the building.
3. All ground mechanical units are to be located in the rear of the building (east) and screened from view or if placed on the roof an adequate parapet should be designed to conceal any mechanical devices.
4. The approval of this Conditional Use is for Burger King only and cannot be transferred. Any other business which may locate there will need to reapply for approval.
5. Resubmit photometric plan for staff review and approval.
6. Submit detailed landscape plan for Planning Commission review and approval.

Motion carried 6-0.

REPORTS/STUDIES/GENERAL DISCUSSION

Mr. Myron reported that there has been no meeting. The Heroes Ride is being held August 22.

Planning Commission Meeting Minutes
August 12, 2015
Being no further business, the meeting adjourned.

Scott Lepsky, Chairman

Lynda McGuire, Secretary