

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

**FAIRFIELD PLANNING COMMISSION**

**January 12, 2011**

Jerry Dailey, Chairman, called the Regular Meeting of the Fairfield Planning Commission to order.

Members present: Jerry Dailey, Jeff Holtegel, Scott Lepsky, Don Hassler and Mark Morris.

Scott Lepsky, seconded by Jeff Holtegel, made a motion to excuse Mitch Rhodus. Motion carried 5 – 0.

**MINUTES OF THE PREVIOUS MEETING:**

The minutes of the previous meeting, held December 8, 2010, were approved as submitted.

**NEW BUSINESS:**

Design Review Committee Items:

Face Change – Planet Fitness – Shopping Center Sign – Pleasant Avenue

Tim Bachman informed the Commissioners a change is being proposed on the marquee sign for Planet Fitness. Their current sign has a white background and the request is to change to magenta. Design Review recommended approval after considering all the other panels on this sign are white. The discussion from the sign professional was the sign was getting washed out. Mr. Holtegel asked how the magenta fits into the color schematic that the Design Review Committee bases their recommendations upon. Mr. Bachman replied the magenta is a corporate color of Planet Fitness and if the Commission remembers, the pink corporate color for T-Mobile was denied. When T-Mobile went out of business, they stated customers did not know they were an actual T-Mobile store since their logo was not permitted. Mr. Holtegel expressed his desire to stay with the established colors (earth tones). Mr. Bachman stated that Planet Fitness has used earth tones at other facilities.

Scott Lepsky, seconded by Don Hassler, made a motion to approve the Planet Fitness sign as recommended by Design Review. Mr. Holtegel stated he reluctantly supports the motion if it will give them a boost in their business.

Motion carried 5 – 0.

Face Changes – Marsh Hometown Market to Main Street Market (Building and Shopping Center Signs – Pleasant Avenue

Tim Bachman stated Marsh is changing their name to Main Street Market as part of a re-branding campaign. Two signs on the building and the one panel of the marquee sign will be changed. The colors have been modified slightly and received approval from the Design Review Committee.

Jeff Holtegel, seconded by Don Hassler, made a motion to approve the Main Street Market signs as submitted.

Motion carried 5 – 0.

Scott Lepsky asked Tim Bachman to get direction from City Council regarding the use of unapproved corporate colors in signs.

#### Conditional Use Application – Junkyard – 1055 Tedia Way

Mr. Bachman explained Mr. Dykes went before the Board of Zoning Appeals in October, 2008 for a fence to extend into his front yard past the building line. The building was constructed in 2007 and the fence request was due to losing things from the property. The use of the property was to store crushing equipment. The Board of Zoning Appeals approved the fence variance but placed a condition on the approval that no crushing of cars was to occur on the property. In September, 2010, a inquiry was received asking what was occurring on the property since the BZA said no crushing. Mr. Dykes went back before the Board in December, 2010. The Board stated they had no jurisdiction to approve a junkyard and deferred it to the Planning Commission.

Mr. Dailey stated the Board of Zoning Appeals was told by Mr. Dykes that he is not crushing cars so it is not a junkyard. The only thing being crushed is the aluminum boxes of the FedEx trucks. Mr. Dykes stated he has been doing this for 6 years but not always at the Tedia Way location. He crushes about one per month and when he gets between 18 – 20, he takes and scraps them. He didn't realize that crushing the aluminum box was also considered operating a junkyard.

Mr. Bachman stated that the box is removed from the frame and crushed. By definition, this facility is classified as a junkyard. The Commission needs to determine if the use is appropriate there. The Code also requires a junkyard to have a fence 8' tall that obscures the contents of the site.

An aerial photo of the site was discussed and Mr. Dykes stated the cars shown in the picture have been removed. He was letting a portion of the property be used as an impound lot but that no longer is occurring. (Scott Lepsky excused himself to attend another meeting.) There are six trailers setting on ground up blacktop. Three additional trailers are parked on the concrete area out front and are for sale. Mr. Dykes stated nothing is stored in the trailers.

Regarding the FedEx trucks, Mr. Dykes stated he stores the aluminum boxes until he gets a load which takes approximately a year. The frames are taken to Hamilton Scrap when he has time to haul them. He stated the equipment on site is used for his business. A loader shown in one of the pictures is currently inoperable but they are working on re-building the motor. The mechanical work takes place in the building. Mr. Bachman asked about paving on the site and Mr. Dykes replied the driveway is concrete from the road back to the end of the existing concrete parking lot. The middle section of the property is dirt and crushed asphalt has been placed in the rear of the property along with blacktop. Mr. Dykes would like to concrete the entire site at some point.

Mr. Bachman informed the Commission he spoke with Sam Minnielli to see if this might impact selling future property for development. Mr. Minnielli had no concern. The property is also within the ten year time of travel of the aquifer but junkyards are permitted within this timeframe.

Mr. Dykes said the crusher is taken off site to crush cars. When it is not being used, it is stored at his Tedia Way facility. The three sided trailer is used to transport the frames and aluminum.

Don Hassler stated he could not support a junkyard. If the property is given a designation other than a junkyard, he might be able to support it. Mr. Hassler was concerned that if it's approved as a junkyard, it would actually turn into one. Mr. Clemmons said the aerial appears to show about 6 truck frames piled up in the back right corner of the property. If the Commission is inclined to approve the crushing of the FedEx bodies only, a stipulation can also be placed on the approval that the entire site needs to be cleaned up.

Tim Bachman asked what occurs inside the building and Mr. Dykes replied it is used to repair equipment when it breaks down. The building does not have the capacity to do crushing.

Don Hassler, seconded by Jeff Holtegel, made a motion to table this item so that further study may be done by Tim Bachman and John Clemmons.

Motion carried 4 – 0.

#### **GENERAL DISCUSSION:**

Mr. Bachman reported that City Council is currently advertising to fill the vacant seat on Design Review and upcoming seats on the Planning Commission.

Being no further business, Mark Morris, seconded by Jeff Holtegel, made a motion to adjourn. Motion carried 4 – 0.

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Jerry Dailey, Chairman

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Peggy Flaig, Clerk