

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

**FAIRFIELD PLANNING COMMISSION**

**January 26, 2011**

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

Members present: Jerry Dailey, Mitch Rhodus, Jeff Holtegel, Scott Lepsky and Mark Morris.

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

**MINUTES OF THE PREVIOUS MEETING:**

The minutes of the previous meeting, held January 12, 2011, were approved as submitted.

**OLD BUSINESS:**

Conditional Use Application – Junk Yard – 1055 Tedia Way (Tabled)

Tim Bachman informed the Commissioners this item will remain tabled. A site visit will occur once the snow melts so the contents stored on the property can be inventoried.

**NEW BUSINESS:**

Conditional Use Application – Drive Thru – Kidd Coffee – 311 Nilles Road

Mr. Bachman stated this is the first of several approvals needed for Kidd Coffee to open at this location. There is an existing drive thru on the west side of the building which they would like to use.

Mr. Lane Kidd, franchisor, said they did a demographic study across the tri-state and liked this location. They have three other locations – Mason, Landen and Middletown. Two of these stores have a drive thru and have done extremely well. The stores generally need to be 1,200 to 1,500 s.f.; this space is 1,250. Occupancy for the Middletown store is 47 and 38 at the Mason store. Kidd Coffee is not only about selling product but also building relationships with their customers. Ms. Wrajean Nauman, applicant, said the store will be set up so it's inviting for patrons. There will be a fireplace, WiFi, etc Mr. Kidd anticipates the drive thru will be 60% of the store's business

Jeff Holtegel, seconded by Mitch Rhodus, made a motion to approve the Conditional Use Permit for a drive thru at 311 Nilles Road for Kidd Coffee.

Motion carried 5 – 0.

Design Review Committee Items:

Face Change – Ground and Rooftop Sign – Kidd Coffee – 311 Nilles Road

Tim Bachman stated both cases were unanimously approved by the Design Review Committee. The new sign design for Kidd Coffee was included in the packet. Two signs are being proposed; a ground sign and rooftop sign. The Board of Zoning Appeals will be reviewing the rooftop sign for continued use. The Planning Commission will only review the signs on design merits. Jerry Dailey asked if there would be a menu board outside and was informed there would be. The applicant was instructed to submit a picture of the menu board they propose to use prior to the BZA meeting.

Tim Bachman expressed his concern with not being able to see the rooftop sign when traveling west on Nilles Road. The gable of the main building hides it. The ground sign which is also obstructed by bushes might be the main sign people see. Mr. Holtegel informed Mr. Dailey (Planning Commission's representative on the Board of Zoning Appeals) he is not in favor of allowing the rooftop sign to be used.

Scott Lepsky, seconded by Mark Morris, made a motion to approve the signage for Kidd Coffee, 311 Nilles Road, as recommended by the Design Review Committee.

Motion carried 5 – 0.

New Cabinet Sign – Nationwide Insurance – 650 Wessel Drive

Tim Bachman stated this is a new sign. The Design Review Committee unanimously recommended its' approval.

Jeff Holtegel, seconded by Scott Lepsky, made a motion to approve the cabinet sign for Nationwide Insurance, 650 Wessel Drive, as recommended by the Design Review Committee. Motion carried 5 – 0.

**GENERAL DISCUSSION:**

Mr. Bachman reported he spoke with Councilmember Rhodus regarding Planning Commission's desire to have City Council address corporate signage in the D-1 zone. Mr. Lepsky clarified the Commission would like to have Council's guidance on the use of corporate colors that are outside of the parameters established for the D-1 district. T-Mobil needed the pink color in their sign to show they were a real franchise. Planet Fitness's colors do not fit into the parameters but were approved in an effort to help fill space within the Patterson Place center. Mr. Rhodus stated companies almost always have a back-up sign they can use but he would speak with Council concerning this matter.

Mr. Bachman informed the Commissioners that at our next meeting, the Police will be in attendance to discuss security items.

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

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Jerry Dailey, Chairman

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Peggy Flaig, Clerk