

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION

October 9, 2013

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

Members present: Scott Lepsky, Don Hassler, Jeff Holtegel, Bob Myron, Bill Woeste, Mark Morris and Tom Hasselbeck.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held September 25, 2013, were approved as submitted.

NEW BUSINESS:

Conditional Use Application – Asian Center – 5353 Dixie Highway

Slides of the site were shown. Mr. Bachman stated this is the space previously occupied by Club Aviator. A few meetings ago, the Commission approved a Conditional Use for the Lazy Lounge located in the same building. Mr. Yi, applicant, has submitted a floor plan for the Commission's consideration. Sgt. Lagemann and Mr. Bachman met with Mr. Yi yesterday to review his proposal.

Mr. Samuel Yi, 7 Observatory Pointe, Wilder, Kentucky, stated he has a couple of businesses across the street from Jungle Jim's. Originally, he wanted to rent this space for his paint shop. The right side has 5,600 s.f. and 2,200 s.f. on the empty side. Mr. Yi's main business is to install and service commercial kitchen hoods so he knows many restaurant owners. In Columbus, Cleveland and Pittsburg, there are restaurant associations but none in the Cincinnati area. Mr. Yi would like to set up an office in this space to assist local restaurant owners with problems they may have with the Board of Health or building departments. Every year in Pittsburg at the Chinese New Year, the restaurant owners have a banquet to celebrate. Members of the restaurant association receive 2 tickets to attend; additional tickets can be purchased. At the end of the evening, door prizes are given away. Oriental people do not have any place to go after work. Mr. Yi felt he could draw people from Dayton, Cincinnati and Northern Kentucky. During the day, the facility could be used as an adult day care. Rooms will be set up for playing cards and Mahjong.

Mr. Yi stated the food served will be basic, not cooked to order. Also, alcohol will not be served. The target patrons will be Chinese college age and up but he will rent rooms out to other Asian cultures. If there are enough older people, the facility will be open in the morning and will close sometime after midnight. Mr. Yi will not manage this facility but has two other people interested in being a part of it. He explained the rooms will be rented but the open room will be available for anyone to use. The investment will be approximately \$50,000 to build the kitchen and rooms.

Mr. Bachman said after speaking with Mr. Yi yesterday and listening to him this evening, it sounds like he is trying to set up a community center. The open room where the bar was will serve as the day care with the television and newspapers and the smaller rooms for karaoke, card and board