

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

February 26, 2014

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

Members present: Scott Lepsky, Bill Woeste, Tom Hasselbeck and Mark Morris.

Scott Lepsky, seconded by Bill Woeste, made a motion to excuse Don Hassler and Bob Myron which passed 4 – 0.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held January 22, 2014, were approved as submitted.

NEW BUSINESS:

Design Review Committee Item – New Building and Pylon Sign Panels – Vapor Outlet – 5080 Pleasant Avenue

Slides of the property and site were shown. Tim Bachman stated two signs were submitted for Vapor Outlet, 5080 Pleasant Avenue. The signs went to Design Review on February 20 and were recommended for approval. Jeff Kathman, owner, stated they sell e-cigarettes and vapor products, no tobacco at all. They also don't sell to minors. Mr. Hasselbeck informed the Commission that at the Design Review meeting, sign colors was discussed. Design Review had previously approved signs with bright yellow and red and the question was if the Committee was approving too many variations of colors. Tim Bachman stated the Design Review Committee asked that sign guidelines be placed on the agenda for their next meeting. Tim has asked Erin Donovan to put together guidelines which will be presented to the Planning Commission since it is ultimately the Commission's decision to approve, deny or modify.

Mark Morris, seconded by Bill Woeste, made a motion to approve the signs for Vapor Outlet as submitted. Motion carried 4 – 0.

Covered Porch into the Required Rear Yard Setback – 990 Deis Drive

Mr. Bachman stated this is a 7' encroachment into the rear yard setback for a covered porch. A slide of the lot was displayed which showed ice and snow from hillside run off. The adjacent neighbors were notified and one contacted the office concerned with how the drainage would be handled. Slides showing the plot plan with the proposed drainage system and the encroachment were reviewed. An 8" pipe will be buried along the hillside and several yard drains connected to it. The pipe will run into a new catch basin and from there, into the City's storm sewer system. There are several other similar systems in Village Green to handle the hillside run off and as long as the grates are kept free of debris, the system has worked.

Mr. Neal Sackenheim, applicant, stated now that the honeysuckle has been removed, there is a beautiful view of the hillside. The porch will be 12' in depth and could possibly be reduced but it would impact its use for entertainment. Ms. Gwenn Richie, real estate agent, stated the house has been pulled as far forward as possible. The lot is not very deep and when it was overgrown, it appeared very shallow. Mr. Sackenheim's house has been designed to fit the shape of the lot. Mr. Bachman stated the City has been working with Mr. Sackenheim's engineer to get the water from the hillside into our storm system. The one neighbor that did contact the office expressed concern with the ponding water now that the lot has been cleared. They wanted assurance the water would not run onto their property once the house is built. Mr. Sackenheim's engineer submitted a drainage design which the City has approved.

Mr. Hasselbeck asked about the hillside and was informed it is owned by the City. At one time, there was a plan to have walking trails through it but that has been dropped due to input from the adjacent property owners.

Tom Hasselbeck, seconded by Scott Lepsky, made a motion to approve the 7' encroachment into the rear yard setback with the stipulation that the drainage be completed by the homeowner as approved by the City.

Motion carried 4 – 0.

Rezoning – Lot 132 – 4990 Winton Road – C-3 to R-2

Tim Bachman stated this is a city initiated rezoning. The R-2 zone would allow 2 duplex buildings on the lot. A slide of the property and surrounding zoning was shown. This is one of three parcels owned by the same family; two front on Route 4, this one on Winton Road. The parcels on Route 4 are being used as a used car lot and currently, all three parcels are being marketed for sale. If the lot remains commercial, a 25' buffer with a 6' screen would be required between the adjacent residential lots in the Olde Winton Subdivision. A slide of the permitted uses in the C-3 zone was shown which includes auto sales and repair, boat sales, gas station, body shop, storage, drive thru, full service car wash, veterinary clinic, kennel, etc. These uses would have to meet parking requirements and setbacks of the C-3 zone but could be built without additional City approvals. After the Public Hearing, two gentlemen who are interested in the property were overhead talking that they would like to use it for possibly auto maintenance or storage.

Mr. Lepsky said that at the public hearing, the owner's brother eluded they would like to see the property rezoned. Mr. Bachman replied there is been no discussion directly with the owner regarding their stance on changing the zoning. They did request that their BZA request be pulled and are aware of the City's initiative to rezone it.

Mr. Bachman stated the property has very rough topography. Fill dirt and/or pipes will be needed to allow the back portion of the site to be utilized. Due to the required buffer and topo constraints, a commercial use is not practical.

Scott Lepsky, seconded by Bill Woeste, made a motion to recommend to City Council the rezoning of lot 143, 4990 Winton Road from C-3 to R-2.

Motion carried 4 – 0.

Proposed Changes to the City's Design, Construction and Materials Specifications Handbook and Storm Water Quality Management Plan

The Public Hearing for the Construction Handbook was Monday. New changes will be double underlined throughout the document. Page 2.8 of the handbook introduces quality of storm water run-off; it was just quantity, now it's both. Most of the changes involving drainage are Ohio EPA mandated changes.

Section 200 – Storm Drainage

Page 2.15 discusses drainage maintenance and abatement procedures. If someone is not taking care of their basin, the City can now put them on notice to repair it. If they don't, the repair will be made and the cost placed on their real estate tax bill. This is the same process the city uses for resolving property maintenance and tall grass issues. We had not been able to do this with basins before. Problems with basins can be reported to the City to start the corrective action

Page 2.17 has a new provision that requires a maintenance plan be submitted to the City prior to any new basin being built. The first one submitted was for Rolling Hills Baptist Church and was very basic. Having to submit a plan helps the owner understand their responsibility for maintenance. This is something new being introduced in the Stormwater Management Plan.

Page 2.23 – Declaration of Covenants and Restrictions, addresses basins in new subdivisions. The person who owns the property on which the basin is located is responsible for cutting the grass, getting rid of debris, etc. The City will still be responsible for the structure (pipes, headwall, serious erosion, etc.). This is a model document that the State has provided but can be modified as needed.

Section 300 - Roadway

Page 3.3 covers sump collector lines. In the past, we never had a material standard for the pipe. We now are requiring the pipe to be PVC. This would apply to the sump system installed by the developer throughout the subdivision which the builders can then tie into.

Page 3.4 modifies the depth of pavement in the driveway apron from 7" to 9" for industrial and commercial uses. This change is being made to increase the pavement life damaged from heavy truck traffic.

Section 400 – Water Supply

Dave Crouch, Public Utilities Director, showed the Commissioners a piece of corroded ductile iron water pipe which had been in the ground for approximately 30 years. Page 4.3 discusses a new

requirement where water lines will have to be encased in a polyethylene wrap. The wrap keeps the pipe from having direct contact with the soil and extends its years of service. Mr. Crouch said Fairfield's soil is very damp which causes the pipe to corrode faster. The pipe itself is also being upgraded from a Class 53 to Class 55. It's a thicker, heavier pipe which does cost more but in the long run, a savings will be realized. The City has started replacing some of the older mains throughout the city and in areas where a lot of main breaks have occurred. The average age of pipe is 36 years old and of the 169 miles of pipe, there's only about 6 miles considered in critical need of replacement. City Council has been presented with a 50 and 100 year replacement plan and the costs have been factored into the Capital Improvement budget. Along with improving installation practices, the thicker pipe and wrap should last 100 to 150 years. There are other products at there that could be used (PVC), but the industry standard is the ductile iron. Another standard is about 15% of water produced is considered unbillable water due to main breaks, theft, etc. Fairfield ranges from 13% to 18%; Mr. Crouch is trying to achieve 10% by replacing pipe with the new standards being adopted.

Mr. Bachman stated page 4.3 addresses the big water changes – the polyethylene wrap and upgrading the pipe to Class 55.

Page 4.6 modifies the spacing of fire hydrants to comply with Building and Fire Code standards. It varies by land use and whether buildings are sprinkled.

Page 4.10 is a new section pertaining to water meters and the responsibility for them. Meters are being moved from inside the house or business to outside in a pit.

Page 4.23 addresses backflow prevention and cross connections. The backflow preventer keeps water from being able to go back into the public system. This was being handled by the County Health Department but we are setting a standard for their installation.

Page 4.27 explains the new standard for booster pumps. There are several throughout the City and if it doesn't have an air gap separation, it doesn't meet the health code. The air gap separation assures no backflow of water into the public system.

Section 500 – Wastewater

Page 5.13 sets requirements for lining laterals which is now an acceptable repair practice instead of digging up the line and replacing it. Mr. Crouch explained the pipe for the laterals is porous. Even though the lining does take up additional space inside the original pipe, it's smoother and the end result is capacity is gained due to the waste flowing faster through the pipe.

Page 5.16 discusses the use of ABS and PVC pipe for sewer laterals. This will be a cost savings to the home or business owner.

Page 5.18 sets a new standard for the sealing of manholes. This can be done with a wrap or an additive used in the concrete that repels water.

Page 5.24 addresses the testing of the system once installed. Systems are vacuum tested however, the procedure was never included in the manual.

Page 5.37 covers pressure testing of the sewer mains. We had a standard but it is being revised to mirror Butler County's requirements.

Mr. Lepsky complimented staff for their effort in making the manual as comprehensive as possible in regard to requirements by the State of Ohio and Butler County. Mr. Woeste added that even though some of the changes will be more expensive, in the long run, the City will save money.

Mr. Bachman stated Section 1105.01, Definitions, adopts the Handbook. The stormwater portion will be reviewed separately due to changes proposed to the ordinances. The Commission however should make a recommendation regarding the proposed change to Section 1105 in order to keep the Handbook moving through the process.

Scott Lepsky, seconded by Bill Woeste, made a motion to recommend approval of Section 1105 and the proposed changes to the Design, Construction and Materials Specifications Handbook as presented.

Motion carried 4 – 0.

Tim Bachman invited the Commission to a property maintenance and economic development presentation being given to City Council at the Council/Manager Briefing on March 10th.

Being no further business, the meeting adjourned.

Scott Lepsky, Chairman

Peggy Flaig, Clerk