

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

March 24, 2010

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

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

Scott Lepsky, seconded by Jeff Holtegel, made a motion to excuse Mitch Rhodus. Motion carried 6 - 0.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held February 10, 2010, were approved as submitted.

NEW BUSINESS:

St. Paul A.M.E. Church – 7161 Dixie Highway – Building Signage and Northern Curb Cut Closure

Tim Bachman stated the Commission approved a Conditional Use for St. Paul A.M.E. church to locate in this building in 2008. They are requesting to install signage on the building and would like to discuss the closure of the northern curb cut. Mr. Tyus stated individual illuminated letters are proposed on the gable. Mr. Bachman further explained he recommended to the Commission in 2008 that the northern curb cut for this lot be closed due to its close proximity of the service drive/Route 4 intersection. The Commission made this a condition of approval. Members of the church have requested this curb cut remain open. The reasons given was that fire apparatus could access the parking lot much easier and quicker. The Fire Department's ladder truck tested access through the southern curb cut. Due to the radius, the striped triangle area and one parking space would need to be removed. A second concern expressed was additional parking lot pavement damage by Rumpke since the truck would have a longer route to get to the dumpster. The site plan was checked and heavy duty asphalt was not shown for any portion of the parking lot. Jeff Holtegel suggested making the north curb cut an in only.

Mr. Tyus stated that the Olive Garden uses their parking lot for overflow parking. Since services are only held one day a week on Sunday and the congregation is less than 100, he didn't feel they impacted traffic in the area. They are open to having the curb cut be an in only and could mark it as such. If that's not possible, he suggested they be permitted to place a police barrier across the drive which could be easily removed in case of an emergency. The church has a senior membership and emergency access is important.

Tim Bachman asked if the sign area was going to be cleaned or painted prior to the new sign being installed. He was informed that it would be. Mr. Bachman also pointed out that the pole sign also needed attention. In the photo titled "North View", the word citywide is bleeding through and the

panel needs to be painted or replaced. Mr. Tyus stated their intention to use this sign at a later date but they would have it painted for now.

Jeff Holtegel, seconded by Scott Lepsky, made a motion to approve the sign for St. Paul A.M.E. Church, 7161 Dixie Highway based on the plan submitted with two conditions: 1) The building sign freise by cleaned or painted to remove the discoloration and 2) the panel on the north view of the pole sign be painted to cover the word citywide. In addition, the north curb cut will be permitted to remain open and a sign will be posted stating "In Only".

Motion carried 6 – 0.

Conditional Use Application – New Life Worship Center – 441 Patterson Drive

Tim Bachman stated this property is located in the D-1 zoning district. In 2005, the Planning Commission approved a conditional use for this church to locate next to Par's Place on Winton Road. They outgrew that space and then moved to a space at Mack/Winton Roads. They have now acquired the property on Patterson Drive which was the former MRDD building. The new dumpster that was recently delivered to the site will need to be screened and approved by the Design Review Committee.

Deborah Rhees, seconded by Jeff Holtegel, made a motion to approve the Conditional Use for New Life Worship Center, 441 Patterson Drive as submitted with the condition that the dumpster will need to be screened and the screening be approved by the Design Review Committee.

Motion carried 6 – 0.

Design Review Committee Items:

Ground Sign Face Change – New Life Worship Center – 441 Patterson Drive

Tim Bachman stated this is a face change to the existing ground sign. Design Review approved this sign and a plan which showed future building signage. Erin Donovan explained that at the Design Review Committee meeting, a plan was shown that had signage on the building labeled "future building signage". As the color was the same as the ground sign, the Design Review Committee also approved the building signage as long as it was in compliance with the sign code. They can have up to 300 s.f. of signage. The background of the ground sign is white and gray. The Commission was informed the current sign there is only temporary.

Deborah Rhees, seconded by Jeff Holtegel, made a motion to approve the face change to the ground sign for New Life Worship Center, 441 Patterson Drive. Approval is also given on the "future" building signage once the size is verified to be in compliance with the sign code. The color of the letters will be royal blue.

Motion carried 6 – 0.

Rooftop Sign Replacement – Superior Computer Services – 690 Nilles Road

Tim Bachman stated Superior Computer Services is locating in the former Kupper Komputer space. The sign is the exact size as the Kupper sign with the exception of the logo that extends above the top. Design Review unanimously recommended approval of this sign.

Jeff Holtegel, seconded by Don Hassler, made a motion to approve the Superior Computer Services sign, 690 Nilles Road, as submitted.

Motion carried 6 – 0.

New Wall Signs – VFW – 465 Patterson Drive

Tim Bachman stated the proposal is to install 24" red VFW letters on the east wall. On the north wall, signage will say "Veterans of Foreign Wars, Campbell Gard Post 1069" with an insignia plaque underneath. This signage will be placed on the limestone area which has been cleaned. On the north elevation, there are also 6 panels of turquoise glass that the Design Review Committee felt dated the building and needed to be changed. They felt a gray or smoke gray would look better. The Committee instructed the VFW to present a plan at the Planning Commission meeting addressing how this area would be changed.

A member of the VFW stated they would paint these panels gray. They would leave the color choice up to city staff.

Deborah Rhees, seconded by Jeff Holtegel, made a motion to approved the signage submitted by the VFW for two sides of the building, the proposed red VFW channel letters mounted directly onto the east side of the build and on the north side, signage saying "Veterans of Foreign Wars, Campbell Gard Post 1069". Planning staff will select the gray color to be painted over the turquoise glass panels on the north side of the building.

Motion carried 5 – 0; Don Hassler abstaining (member of the VFW).

VFW Storage Unit & Update Regarding Exterior Improvements – 465 Patterson Drive

A Conditional Use Permit was approved by the Commission on October 14, 2009 approving the VFW to operate in this building. A concern at the time was how the exterior of the building would be treated due to the redevelopment of Fair Plaza across the street. The Commission asked the VFW to create a plan addressing improvements to the exterior and submit it within a six month period. January, 2010, the City issued a building permit to the VFW for improvements they proposed to the interior. A letter was sent to Mr. Ken Fields stating that a plan for the exterior improvements was still needed. The VFW responded addressing 9 items where they had either done work or were planning to do work. Attempts have been made to remove some of the graffiti from the building. Several of the metal signs have been taken down but staff is asking that more be removed. The parking lot still needs to be tended to. The VFW is proposing to remove the weeds, seal it and re-stripe it. The location of the dumpster and screening needs to be discussed. For safety reasons, the

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Fire Department does not like dumpsters to be located in close proximity to buildings. Landscaping will be addressed weather permitting. Security lighting has been fixed and signage was just approved.

In regard to the exterior improvements, Tim Bachman suggested the Commission assign dates as to when the items should be completed. Regarding the storage proposal submitted by the VFW, the location of the container needs to be defined. From an aesthetic point, this type of container concerns staff. If approved, it could set a precedent for these containers to be permitted in the D-1 area. Mr. Steven Beckelhymer stated everything they have does not need to be stored in the building. They are looking for guidance from the city regarding what they would be allowed to have to store these items in. Mr. Bachman suggested enclosing the existing loading dock for storage.

Several Commissioners stated they could not support approving the container for permanent storage. A lot of money is being invested in the area and they felt it would detract from investment the VFW has made at their building and the redevelopment occurring across the street. PODS were discussed and the time-frame they are permitted in residential areas. PODS are permitted for 30 days within a one year period unless there is a calamity; then it can be extended up to 90 days. The request for the container was withdrawn by the VFW.

The letter submitted from Mr. Ken Fields was discussed in order to determine timeframes for the completion of the items:

1. Completed;
2. Completed;
3. The graffiti on the building will be painted over; paint color to match the brick – 30 days.
4. All metal signs have been removed with the exception of the stop sign. The stop sign will be replaced within 30 days.
5. The parking lot will be weeded, cleaned and re-stripped within 30 days.
6. Tim Bachman will review the dumpster location with the fire department. Mr. Bachman stated he would take care of this in the next few days.
7. The existing landscape will be removed and new landscape placed within 30 days.
8. Completed.
9. Completed.
10. Erin Donovan stated the entire window set on the west wall also needs to be painted. Tim Bachman suggested using the same color on these windows as what they will be using to paint over the turquoise ribbon strip.

Jeff Holtegel, seconded by Deborah Rhees, made a motion to remove from the agenda, the VFW storage unit since they have withdrawn their request.

Motion carried 6 – 0.

Jeff Holtegel, seconded by Deborah Rhees, made a motion to approve the letter submitted by Ken Fields and that items 3, 4, 5 and 7 will be given 30 days to be completed. The same color paint will be used to paint the set of windows on the west side of the building and the turquoise ribbon on the front.

Motion carried 6 – 0.

Planning Commission Policies and Procedures

Jeff Holtegel, seconded by Deborah Rhees, made a motion to adopt the Planning Commission Policies and Procedures as submitted (through March 2011).

Motion carried 6 – 0.

Election of Officers

Don Hassler, seconded by Deborah Rhees, made a motion to appoint the same officers as last year.

Motion carried 6 – 0.

Being no further business, the meeting adjourned.

Jerry L. Dailey, Chairman

Peggy Flaig, Clerk