

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

March 25, 2009

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

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

Deborah Rhees, seconded by Terry Senger, made a motion to excuse Diana Bailey. Motion carried 6 – 0.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held February 25, 2009, were approved as submitted.

NEW BUSINESS:

Conditional Use Application Modification – Sabor Peruano Peruvian Restaurant – 7105 Dixie Hwy.

Tim Bachman stated this was before the Commission a few weeks ago and the applicant is asking that the hours be modified and clarity given to live entertainment.

Ms. Mary Ticacala, applicant, asked if the Saturday evening hours could be extended from 1:00 a.m. until 2:00 a.m. Patrons have asked for the additional hour and for live music. Ms. Ticacala stated they will offer appetizers and snacks from the time the restaurant closes until closing time. Deborah Rhees asked how large the band would be and was told 5 – 6; there would not be an orchestra.

Scott Lepsky asked how serving some food until closing would fit in with the personnel concerns. Last meeting, the Commission was told that restaurant help would be assisting with security. Ms. Ticacala replied they have hired more people. Mr. Lepsky stated that the Commission was also told at the last meeting they (applicant) did not want to stay open later than 1:00 a.m. Ms. Ticacala said that business is slow so they want to try something new. Mr. Lepsky asked if the automobiles that were parked there had been removed and was told that they have.

Jerry Dailey asked if this would still only be one night a week and was told that it would.

Tim Bachman said that on February 25, 2009, the applicant agreed to the following five conditions:

1. The entertainment portion is limited to Saturdays from 9:00 p.m. until 1:00 a.m.
2. The applicant will make arrangements for their own private security.
3. The applicant will avoid noise and reverberation from going off their property.
4. This approval is valid until September 23, 2009. It is up to the applicant to renew this approval prior to that date.
5. The cars that are being stored there will be removed and the lot used for restaurant parking only.

The applicant is asking for clarification regarding the live music and changing the approved closing time from 1:00 a.m. until 2:00 a.m. All other conditions will still apply. Condition #3 can be modified to include live music. This will also still be in effect until September 23, 2009 when the applicant will have to ask for renewal of this Conditional Use Grant.

Jerry Dailey asked about the large truck parked in the parking lot that has signage on it. Ms. Ticacala stated they use the truck for the restaurant and have obtained a permit for the signage. The truck advertising is for the dancing.

Deborah Rhees, seconded by Jeff Holtegel, made a motion to amend the Conditional Use approved on February 25, 2009 to include expanding the hours from 1:00 a.m. until 2:00 a.m. and adding live music. All other conditions of approval remain in effect.

Motion carried 6 – 0.

Conditional Use Application – Arcade – 5951 Boymel Drive, #3

Tim Bachman told the Commission that the plan submitted shows the space as unit "B". It does not include the patio though. The area is 3200 s.f.

Gidon Eldad, representing the owner of the property, stated they do not want any outdoor activity. This is in the middle of the center and there is plenty of parking. No alcohol will be served. This is strictly a game room. Mr. Eldad has spoken with the churches located in the center and they do not object as long as alcohol is not served.

Mr. Jeremiah Minor, applicant, stated he has about 60 of the older model arcade games from the 1980's and 1990's which will appeal to both younger and older people. This will not be like a Dave and Buster's. Most games will cost 25¢. Mr. Minor's partner has 8 years in entertainment management and Mr. Minor has 6 years in the entertainment field. Mr. Minor is just back from Iraq and stated a lot of people that will come to this facility will be servicemen and their families.

The hours will be 10:00 a.m. until 10:00 p.m. on weekdays, 10:00 a.m. until midnight on Saturdays and 10:00 a.m. until 6:00 p.m. on Sundays. A church might also have youth group activities after they close at 6:00 on Sunday.

Deborah Rhees asked what the target age is and was told both children and adults. Jerry Dailey asked if parents could just drop their children off there. Mr. Dailey is concerned about patrons from the bar next door coming in. Scott Lepsky stated an age limit should be set to where children under the age of 13 must be accompanied by a parent.

Mr. Minor was asked how many employees he would have and he replied it would just be him and his partner. Deborah Rhees asked if there would be snacks or food and Mr. Minor stated they might have a vending machine.

Scott Lepsky, seconded by Jeff Holtegel, made a motion to approve a Conditional Use Grant for an arcade at 5951 #3 as submitted with the following conditions:

1. Hours will be 10:00 a.m. to 10:00 p.m. on weekdays, 10:00 a.m. until midnight on Fridays and Saturdays and 10:00 a.m. until 6:00 p.m. on Sundays
2. Store policy will be that children 12 or younger must be with a parent or guardian
3. No alcohol will be permitted on the premises.
4. No outdoor entertainment
5. This approval is for one year. Applicant will have to apply for renewal.

Motion carried 6 – 0.

AGENDA ADDITION:

Right-of-Way Dedication Plat – Jungle Jim's – Route 4 - .104 Acres

Tim Bachman explained this is a portion of the Michael Lane turn lane. Jeff Holtegel, seconded by Scott Lepsky, made a motion to add this item to the agenda. Motion carried 6 – 0.

Jeff Holtegel, seconded by Don Hassler, made a motion to approve the dedication plat for a part of lot 14047 consisting of .104 acres.

Motion carried 6 – 0.

GENERAL DISCUSSION:

Tim Bachman told the Commission that Council had first reading on a rezoning petition for two group homes (8 units each) just south of the Goddard School on Pleasant Avenue. A Joint Public Hearing has been set for April 13th. A second rezoning petition will be submitted shortly for Brown's Tree Service on River Road just past Chad Oberson's. The Public Hearing will be held on May 11th. A third rezoning petition which has not yet been submitted is for property on Symmes Road for a church.

Tim informed the Commission that he and Terry Senger met to discuss the Insight 2010 Plan. Erin Donovan has been working on the Comprehensive Plan for the City; the Land Use and Thoroughfare sections have already been approved. There are six more elements that need to be finalized. When it is finished, it will be the City's plan for future activities of the City. If there is something in the 2010 Plan that the Commissioners would like to see incorporated into the Comprehensive Plan, we could possibly do that. Tim asked the Commissioners to review the Insight 2010 Plan to see if anything needs to be carried over into the Comprehensive Plan.

Tim advised the Commissioners that April 13th is also the Public Hearing date for the West Chester Joint Economic Development District.

Being no further business, Scott Lepsky, seconded by Deborah Rhees, made a motion to adjourn.
Motion carried 6 – 0.

Jerry L. Dailey, Chairman

Peggy Flaig, Clerk