

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

**FAIRFIELD PLANNING COMMISSION**

**JULY 8, 2009**

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

Members present: Jerry Dailey, Jeff Holtegel, Deborah Rhees and Terry Senger.

Deborah Rhees, seconded by Terry Senger, made a motion to excuse Diana Bailey, Scott Lepsky and Don Hassler. Motion carried 4 – 0. (Scott Lepsky arrived later during the meeting.)

**MINUTES OF THE PREVIOUS MEETING:**

The minutes of the previous meeting, held June 24, 2009, were approved as submitted.

**NEW BUSINESS:**

Design Review Committee Items:

Building and Pole Sign – National Computer – 5080-A Pleasant Avenue

Tim Bachman explained this is a re-face of an existing building and pole sign for a new business. The Design Review Committee recommended the signage be approved as submitted.

Jeff Holtegel, seconded by Deborah Rhees, made a motion to approve the signage as submitted and recommended by the Design Review Committee.

Motion carried 4 – 0.

Building Signage – Clemmons and Wolterman – 530 Wessel Dr., Suite 2-A

Tim Bachman stated there was discussion at the Design Review Committee meeting regarding the square footage of the proposed sign. Only portions of the existing sign are being replaced. "Law Firm" will remain and Milliken and Fitton will be replaced by Clemmons and Wolterman. "A Legal Professional Association" will be replaced by LLC and two scales of justice are proposed. The Design Review Committee felt the sign and color were fine. The only issue was with the two scales of justice; the Committee felt it made the sign appear to busy. Under the P.U.D. agreement, signage for the second story businesses was not spelled out. Signage for the ground units is based on the size of the store front.

John Clemmons stated when the first moved in, they were given an area where their signage could go. Since there are two tenants, they split this area with the other tenant. The actual letters for Clemmons and Wolterman will be smaller since there are more of them than was in the previous sign. Mr. Clemmons felt the sign was too long on the top and needed some fill on the bottom. The scales will not be lit. Mr. Clemmons pointed out of symbolic signage in the immediate vicinity of his office.

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Deborah Rhees stated the Committee felt the scales made the sign look too busy and Mr. Clemmons responded if the Commission also feels that way, that's okay too. If they want them at a later date, they will just re-apply.

Jeff Holtegel, seconded by Terry Senger, made a motion to approve the signage submitted for Clemmons and Wolterman Law Firm as recommended by the Design Review Committee (removing the two scales of justice).

Motion carried 5 – 0.

T-Mobile Sign Appeal – 5174 Pleasant Avenue

Scott Lepsky, seconded by Jeff Holtegel, made a motion to table this item as the applicant was not ready to submit a new sign plan for consideration.

Motion carried 5 – 0.

Conditional Use Grant Modification – Arcade Legends – 5951-3 Boymel Drive

Tim Bachman stated the request is to modify the hours of operation for Arcade Legends. He checked with the Police Department and was told there is a one time fee paid at the door which entitles the patron to play the arcade games for a couple of hours. Chief Dickey did want to remind the Commission however of Fairfield's curfew which is 11:00 p.m. for persons under 18 years of age. Jeremiah Minor, applicant, stated that teenagers do frequent his business but most of the clientele are older. Younger kids need to be accompanied by a parent. The older customers are asking for the hours to be extended. Mr. Minor explained patrons pay at the door for a wrist band which entitles them to play all day. Anyone that comes in has to pay so it keeps people from loitering. Patrons are also allowed to leave and re-enter.

Given the age of the clientele, Scott Lepsky suggested Mr. Minor post a sign advising patrons of Fairfield's curfew and hours.

Jeff Holtegel asked if the Commission had specified a period of approval and Mr. Bachman replied the approval was for one year. The applicant will have to come back at that time to renew his approval.

Deborah Rhees, seconded by Scott Lepsky, made a motion to amend the hours for Arcade Legends at 5951-3 Boymel Drive as requested with an additional condition that Fairfield's curfew hours need to be posted inside the facility. (Note: Requested hours were 3:00 p.m. until midnight, Monday thru Thursday; noon until midnight on Friday, 11:00 a.m. until midnight on Saturday and 2:00 p.m. until 10:00 p.m. on Sunday.)

Motion carried 5 – 0.

**GENERAL DISCUSSION:**

Tim Bachman gave the Commissioners literature on renewable energy and land use. He asked the Commissioners to please read it and be prepared to discuss it on August 12<sup>th</sup>. Mr. Bachman also updated the Commissioners on the Fair Plaza demolition project.

Being no further business, the meeting adjourned.

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Jerry L. Dailey, Chairman

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Peggy Flaig, Clerk