

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION

September 14, 2011

Jeff Holtegel, Chairman, called the Regular Meeting of the Fairfield Planning Commission to order.

Members present: Jeff Holtegel, Mark Morris, Bill Woeste, Scott Lepsky, Tom Hasselbeck and Mitch Rhodus.

Scott Lepsky, seconded by Bill Woeste, made a motion to excuse Don Hassler. Motion carried 6 – 0.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held August 24, 2011, were approved as submitted.

NEW BUSINESS:

New House Plan – The Roger – 5582 Olde Winton Court

An aerial slide was shown of the subdivision depicting the lots where homes have been built and the lot where “The Roger” is proposed. Rex Richardson, applicant, also has a second home for review which will need to be added to the agenda. The front and rear elevation of the Roger was shown. The home will have a brick wrap all the way around it with siding on the gables and bump outs. A side entry garage is proposed on the south elevation. Mr. Richardson stated they added half brick columns for the front porch posts. The floor plan was also shown. The home will have three bedrooms. They are encouraging their customers to select elevations with as much brick as possible when appropriate. Mr. Richardson said there might be a house plan where siding is more aesthetically pleasing.

Mark Morris, seconded by Scott Lepsky, made a motion to approve the house plan for “The Roger” at 5582 Olde Winton Court as submitted.

Motion carried 6 – 0.

The Paula Elevation – An aerial showing the location of this home was displayed (5840 Olde Winton Lane). Mark Morris, seconded by Tom Hasselbeck, made a motion to add this item to the agenda. Motion carried 6 – 0.

Tim Bachman stated the elevation is very similar to a home already constructed (slide displayed). Mr. Bachman said this home will have a brick wrap with the two bump outs being siding. An additional slide was displayed showing the front and rear elevations of the Paula. Mr. Richardson stated this house will be a 2 bedroom on a slab with a rear entry garage off the alley. Price range of the Paula and Roger will be \$160,000 to \$165,900.

Tom Hasselbeck explained the Commission approved a house plan for this lot a few weeks ago. That plan was moved to a lot across the street which is slightly smaller. Mr. Richardson stated the house plan will remain identical to what was approved; the lot it will be built on has changed however.

Tom Hasselbeck, seconded by Bill Woeste, made a motion to approve the design plan for 5840 Olde Winton Lane (the Paula) as submitted.

Motion carried 6 – 0.

Conditional Use Applicaton – Used Car Lot – 3222 Dixie Highway

Tim Bachman explained this is before the Commission because the property is located in a M-2 zone. It has been used as retail for numerous years but still needs approval. A slide was shown of the four lots Mr. Zendejas is purchasing. The applicant owned two car lots, one and Hamilton and the other in Fairfield, which he sold to be able to purchase the four parcels shown.

Ms. Sandy Lewis, realtor for the seller, stated Mr. Zendejas owned the properties north and south of Mr. Thomin's (current owner) property. The Conditional Use is only needed for the one property where the used car lot will locate. Mr. Rhodus asked if there are plans for the building where Brewske's is located. Ms. Lewis replied all of the other buildings will stay as they are. There are existing leases for the other spaces.

Mr. Bachman asked if cars will be displayed around all four sides of the building and was informed they would. Mr. Holtegel added if the Conditional Use is approved, it will be for this lot only. Cars cannot be parked on the other properties without additional approval from the Commission.

Scott Lepsky, seconded by Mitch Rhodus, made a motion to approve the Conditional Use for used car sales at 3222 Dixie Highway. The car lot will be limited to this property only and not the other properties Mr. Zendejas is purchasing.

Motion carried 6 – 0.

REPORTS/STUDIES/GENERAL DISCUSSION

Mr. Rhodus reported the proposed Kroger Gas Station will be on the Planning Commission's agenda at the next meeting.

Being no further business, the meeting adjourned.