

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

February 22, 2012

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

Members present: Scott Lepsky, Jeff Holtegel, Mark Morris and Bill Woeste.

Jeff Holtegel, seconded by Mark Morris, made a motion to excuse Tom Hasselbeck, Bob Myron and Don Hassler. Motion carried 4 – 0.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held February 8, 2012, were approved as submitted.

NEW BUSINESS:

Design Review Committee Item – Hot Head Burrito’s – 690-A Nilles – Building Sign

Tim Bachman stated the Design Review Committee had a detailed discussion regarding the size and location of the proposed sign. It had been submitted to the Board of Zoning Appeals as an illuminated rooftop sign which was denied. A new location alternative was designed and unanimously approved by the Design Review Committee. As a condition of approval, the existing rooftop structure and lighting has to be removed.

Slides were shown on the new sign location and mounting detail. The sign will be channel letters mounted on a backer board and bracketed with braces onto the support beam holding the roof over the walkway.

Zach Ketring, applicant, stated the goal was not to have a roof sign. Corporate recommended the use of the submitted sign which is in compliance with the other 25 open locations. This specific site sits about 33” lower than the adjacent building making an 18” banner under the gutter line non-compliant with the building code. Signage on the brick or in the window also would have been blocked by vehicles parked in front of the store. As designed, the sign is high enough to be seen but is not a roof sign.

Jeff Holtegel, seconded by Mark Morris, made a motion to approve the recommendation made by the Design Review Committee to approve the Hot Head Burrito sign as submitted with the stipulation the existing rooftop sign structure and lighting is removed.

Motion carried unanimously.

REPORTS AND GENERAL DISCUSSION:

Jeff Holtegel reported City Council is considering placing a re-allocation on the November ballot.

Being no further business, the meeting adjourned.

Scott Lepsky, Chairman

Peggy Flaig, Clerk