

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

## **FAIRFIELD PLANNING COMMISSION**

**July 25, 2012**

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

Members present: Scott Lepsky, Don Hassler, Jeff Holtegel, Bill Woeste, Tom Hasselbeck, Mark Morris and Bob Myron.

### **MINUTES OF THE PREVIOUS MEETING:**

The minutes of the previous meeting, held July 11, 2012, were approved as submitted.

### **NEW BUSINESS:**

#### **Design Review Committee Item – New Dollar General Store – River Road/Patterson Drive**

Slides of the new Dollar General were shown. The store is proposed on the vacant lot at the corner of River Road and Patterson Drive. Once built, the existing store in the strip center will close. Revised plans were received today and copies given to the Commission.

Ms. Donovan stated the building will be constructed of multi-color brick and stucco. The reddish brick will be used at the bottom and the lighter on top. Fake windows are proposed on the front façade with awnings over them. Design Review asked the applicant to submit sample colors for the awning as they felt an accent color was needed. The building elevations appear to have insets which are the difference in the thickness of the materials being used.

Much discussion at the Design Review Committee meeting focused on screening the mechanical units along River Road. A slide of the original proposal was shown. The Committee was told the mechanical units could not be moved to the rear or east side of the building due to existing utilities and easements. Dollar General did agree to move the ductwork inside so only the units would be outside. They also agreed to build a brick screen to match the elevation of the building (brick and stucco). Ms. Donovan received a phone call the next day from the applicant stating they could not locate the ductwork inside due to space constraints. A revised elevation was submitted with a false wall to screen the area. Staff recommends that the wall be seamless as before to match the elevation (combination of brick and stucco) on both sides and front. The gate should also be moved to the south side.

The revised landscape plan was reviewed. Dollar General will be installing a new waterline to the edge of their property and the street trees will need to be relocated and replaced in kind (species and caliper) once the waterline is installed. The site will also be irrigated.

Ms. Donovan stated they are short parking and will be going to the Board of Zoning Appeals for a variance in August. Signage will also be submitted and reviewed separately. A rendering is needed

for the dumpster enclosure. Their photometric plan shows 0 foot candles at the property line and the lights proposed are 15' tall, shoebox style 90° cut off.

Mr. Travis Munn, engineer for the applicant, apologized for submitting the drawings late. He stated the awning above the main entrance will be metal; the other two above the windows will be canvas. He submitted samples for the Commission's consideration (Aztec Blue). Also the parapet wall on the front of the building will stick out about 1' due to framing.

The fake wall will extend out approximately 9'. The entire length is 40' long which is short of the existing sanitary line. Mr. Munn agreed to relocate the door on the enclosure to the south side as well as changing the stucco areas to brick to match. Mortar samples were also shown to the Commission.

Mr. Munn explained the air ducts could not go inside the store as this is the area where the coolers will be.

Tom Hasselbeck, seconded by Jeff Holtegel, made a motion to approve the drawings as submitted with the following changes:

- The door which was facing west on the mechanical false wall screen will be moved to the south side;
- The north and south corners of the mechanical enclosure be brick, the same distance from the front and rear of the building as shown on the original structure. The north end wall will be brick;
- The color of the awning as submitted; metal above the front door, canvas above the false windows.

Mr. Munn agreed to the changes.

Motion carried 7 – 0.

### **OLD BUSINESS:**

#### **Required Side Yard Encroachment Request for a Carriage Style Garage – 5888 Emerald Lake Drive**

Don Hassler, seconded by Jeff Holtegel, made a motion to remove this item from the table. Motion carried 7 – 0.

The request is to construct a garage on the west side of the home just behind the 2 car side entry garage. The dimensions are 22' x 16'. The development agreement for Emerald Lakes P.U.D. states: Each lot and house shall have a minimum of a 5' side yard setback on any one side and a minimum of 20' total side yard setback for both sides. This particular house has 6' on the east side and 27.3' on the west. The encroachment would be 2.9'.

At the last meeting, discussion occurred regarding a possible encroachment of the driveway and drainage easement onto the adjacent neighbor's property. The property was surveyed and Mr. Von Hagen, builder for the applicant, stated the side yard was surveyed at 27.2'. The garage will be approximately 11' from the property line and a total of 17.2' from the end wall of the adjacent house. The existing driveway does not encroach. Ms. Donovan stated the Commission has not approved any encroachment in Emerald Lake; this will be the first if approved.

Mr. Hasselbeck asked what material will be used on the garage and was told it will be matching brick on two sides and stone on the front. Ms. Donovan reminded the Commission there is a brick/stone wrap requirement on the first floor for all homes.

Mr. Von Hagen stated only one of the two existing garage door bays is usable for parking a car. The garage door is just inches away from the outside wall and you cannot open the passenger car door. Mr. Hasselbeck agreed; the garages are extremely small compared to the size of the homes. Mr. Von Hagen added there is a gooseneck furnace exhaust that is approximately 4' off the home. The garage door opening will be at least 4' from the house to compensate for the exhaust.

Mr. Woeste expressed his concern with setting a precedent if the encroachment is approved. This subdivision is supposed to be a showplace for Fairfield. This might be the first request but certainly not the last. Everyone is looking for more storage space. Mr. Steve Wolterman, legal representative, stated every time a variance is considered, it is done based on the uniqueness of the property and the hardship. The concern is setting a precedent but under certain circumstances which can be tailored, one encroachment of 2.10' is not the same as another encroachment of 2.10'. What the Commission would be inviting is the potential that the next applicant asks why it was granted to this applicant and not me. As long as it is identifiable that this situation is different, the next can be distinguished between the two. The precedent that is being set if this exact scenario comes before the Commission again, they have established they are willing to approve it. Ms. Donovan stated there are a few instances where the non-garage side of both houses are very close together (about 10' in between the homes).

Mr. Hasselbeck asked about the neighbor's view from his bay window since he attended the previous meeting and expressed concern. Mr. Von Hagen stated the window is approximately 12' – 13' from the front of the house and the start of the new garage is approximately 28' back. Mr. Hotegel stated they can already build a 13' garage without Planning Commission approval. Mr. Lepsky added if there is another encroachment request, it too will be reviewed based on its own merits and impact.

Jeff Holtegel, seconded by Mark Morris, made a motion to approve the encroachment based on the new information from the survey and as submitted with the exception that the garage is 16', making the encroachment 2.10".

Motion carried 7 – 0.

**NEW BUSINESS:**

Stockton Station Fence Clarification – Split Rail/Board Fence

Mr. Donovan stated staff is looking for clarification from the Commission as to whether board fence is a permissible fence. The regulations state “Split rail fences with or without wire mesh are permitted. Fences can be constructed of either wood or vinyl.” Vinyl split rail fence doesn’t exist. Flat board fence is available in vinyl. Does the Commission want to just see split rail fence or should wood or vinyl flat fence also be permitted. Mr. Hassler stated the main goal was to maintain openness throughout the subdivision.

Mr. Hasselbeck felt the split rail fence looks very natural. Although the vinyl will last longer, it draws more attention. Possibly if the vinyl is permitted, it should be an earth tone or to match the house.

After much discussion, the Commission thought either split rail or wood/vinyl flat board fence (commonly referred to as Kentucky Horse Fence) was appropriate.

Mark Morris, seconded by Jeff Holtegel, made a motion to amend the current P.U.D. regulations for Stockton Station to include 3 rail flat board fence, vinyl or wood and the vinyl has to either be white or earth tone colors.

Motion carried 7 – 0.

**GENERAL DISCUSSION:**

Mr. Holtegel reported the second reading for Kroger’s is scheduled for August 13th.

Mr. Myron stated this Saturday is the grand opening of the Nuxhall Miracle League Fields. It starts at 4:30 and ends at 10:00. The Huffman Park dedication will tentatively be held the weekend of October 27<sup>th</sup> or 28<sup>th</sup>.

Being no further business, the meeting adjourned.

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Scott Lepsky, Chairman

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Peggy Flaig, Clerk