

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

September 26, 2012

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

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

Jeff Holtegel, seconded by Tom Hasselbeck, made a motion to excuse Don Hassler and Bill Woeste. Motion carried 5 – 0.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held August 22, 2012, were approved as submitted.

NEW BUSINESS:

Design Review Committee Items:

Face Change and New Building Sign – Pfefferle Quick Lube – 800 Nilles Road

Slides of the site and proposed signs were shown. Tim Bachman stated this is the former Quick Lube site which Pfefferle will be leasing for their oil change operation. Design Review unanimously recommended approval. Mr. Hasselbeck added there was also discussion during Design Review about the actual building colors. The building has recently been painted and is white, tan and red.

Mark Morris, seconded by Bob Myron, made a motion to approve the face change and new building sign for Pfefferle Quick Lube, 800 Nilles Road as submitted and approved by Design Review.

Motion carried 5 – 0.

Conditional Use Application – Church and Daycare – 4951 Dixie Highway

Aerials of the site and a slide of the floor plan were shown. Tim Bachman stated this is the site of the former Justice Center which was sold by the City to a gentleman that rehabbed it and used part of the building for his business and leased out the balance for a day care. This will be an acquisition by the church if approved.

Mr. Daren Murrer, owner of the building, said the current plan for the church is to open up the front area of the building into a large meeting hall for services. The daycare and youth activities will be towards to rear. Services will also be held in the southwest portion of the building. They often hold dual services at the same time. There are 147 parking spaces and 3 entrances into the property. When Avance Furner Home has large visitations, guests are permitted to use the parking at this facility. The new owners intend to share parking with them as well.

Mr. Bachman asked if the existing business will leave when the building is sold. Mr. Murrer replied he currently occupies the rear portion and would look for warehouse space once it sells. Mr. Murrer would like to stay in the Fairfield area.

Mr. Fred Aduhl, one of the elders of the Church of Pentecost USA, stated they plan to acquire the property to use as a church. Services will mainly be held on Sunday mornings from 9:00 a.m. until noon. Wednesday and Friday evenings will also have services from 7:30 p.m. until 9:00 p.m. The congregation is approximately 140 and they have two vans that pick up congregants that do not drive. Parking at this site is more than sufficient. They also would like to have a daycare which would operate from 7:00 a.m. until 7:00 p.m., Monday thru Friday. In the evenings, an area will be open for children who want to come in and do homework with teachers there to assist. A youth community center will be open all day on Saturdays. Occasionally, there are meetings held on Saturdays which can be held in the sanctuary. The two main uses however, will be for church services and the daycare.

Mr. Lepsky asked about the youth facility on Saturday and was told it will operate from approximately 9:00 a.m. until 5:00 p.m. During this time, the Pastor, Associate Pastor, elders and others will be in the facility doing work for the church. Mr. Lepsky inquired about the evening studies and Mr. Aduhl stated this will be offered Monday thru Friday from 7:00 p.m. until 9:00 p.m.

Mr. Holtegel asked about their current location and was told they are at 2445 Pleasant Avenue in Lindenwald. They do not have a full time day care center there, only during services. Mr. Holtegel asked if the daycare would operate under a different name and was told it would be under the church as a non-profit.

Mr. Lepsky asked if there were concerns with the daycare. Mr. Bachman responded a daycare had been in the building for years. It sounds like the church will not be using all of the existing daycare portion though. Any changes inside will have to go through a building permit review process and they will need to obtain a license from the State of Ohio.

Mr. Rex Richardson stated there are lots in the Olde Winton Subdivision which are adjacent to this property. He would like to see the playground remain on the north side of the building. Also, any outside services or activities should occur on the north side.

Jeff Wolf, real estate agent for the owner, stated he also was the broker between the City of Fairfield and Daren Murrer six years ago. Daren has done a wonderful job renovating the building. He stated the church is not going to have any outdoor services and that the daycare owners took the playground equipment with them when they moved. If there is ever another playground, it will be in the same location as the previous one. Mr. Wolf stated the value of this building to the church is the parking and ingress/egress.

Mr. Lepsky asked Mr. Aduhl if he agreed with Mr. Wolf's comments and he stated he did. If they find there is a need for a playground, it will be in the same location.

Tom Hasselbeck, seconded by Mark Morris, made a motion to approve the Conditional Use as submitted for the Church of Pentecost to locate at 4951 Dixie Highway with the provision that should there be a need for exterior playground equipment, it would remain on the north side of the building away from Olde Winton property and there be no outdoor services.

Motion carried 5 – 0.

Mr. Bachman reminded Mr. Aduhl that any renovation or remodeling work will require a building permit.

Subdivision Entrance Sign – Olde Winton

An aerial and slides of the proposed sign were shown to the Commission. Mr. Bachman stated staff believes this sign will be placed in the same location as the existing Silver Point sign. If the sign is approved, it needs to be placed outside of the right-of-way.

Mr. Richardson stated landscaping will be placed around the base. The lettering will be gold on a black background. The sign itself will be blasted. The letters will either be raised or “v” carved. The sign will also be ground lit.

Mr. Bachman asked if the homeowner’s association would be maintaining the sign and paying for the electric. Mr. Richardson replied the HOA will be responsible for both. Jeff Holtegel suggested Mr. Richardson look into solar lighting it. Mr. Richardson stated the sign will be located in common area. Mr. Bachman asked if a sign easement will be created and recorded. Mr. Richardson replied yes. Mr. Bachman explained by placing the sign in an easement, the next owner of the property on which the sign is located will not have the right to remove it.

Scott Lepsky, seconded by Jeff Holtegel, made a motion to approve the sign for the Olde Winton Subdivision as submitted on the slide with the stipulations that it will be maintained by the homeowners association, the current property owner will take care of creating and filing the easement for the sign area and landscaping around the base.

Motion carried 5 – 0.

GENERAL DISCUSSION:

Bob Myron reported the golf and concession income far exceeds last years and the ribbon cutting for the Huffman Park will be October 27th at 11:00 a.m.

Mark Morris reported the new turf for the football field is down and being played on. Also, they are moving forward on the Bach Lane project.

Jeff Holtegel reported the Kroger Fueling Station was approved by City Council. Kroger redesigned the site and met the concerns expressed by the Design Review Committee and Planning Commission. Per Jack Pflum’s traffic study, there was no significant safety downside. Mr.

Bachman added it is Krogers' intention to submit plans within three weeks, raze the buildings this year and have the site operational late winter/early spring.

Being no further business, the meeting adjourned.

Scott Lepsky, Chairman

Peggy Flaig, Clerk