

**MINUTES OF A REGULAR VOTING MEETING OF THE**  
**FAIRFIELD PLANNING COMMISSION**

**OCTOBER 28, 2015**

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

Members present: Tom Hasselbeck, Bill Woeste, Brian Begley, Bob Myron, Don Hassler and Scott Lepsky.  
Motion to excuse Ron D'Epifanio carried unanimously.

**MINUTES OF THE PREVIOUS MEETING:**

The minutes of the previous meeting, held October 14, 2015, were approved as submitted.

**OLD BUSINESS**

None

**NEW BUSINESS**

Design Review

Ben's Alterations – Façade Changes and New Signage – 822 Nilles Rd.

Slides were shown of the building and the site. The applicants are relocating from their existing location at Mack and Winton Rd. They will be utilizing half of the new building and leasing out the other half. The only changes they are planning to the façade are adding a door and two windows to the right side of the building. The current tan colored siding will remain. They are planning to install a sign on the building and use half of the existing ground sign. Their proposed signage is white and blue lettering. The Design Review Committee recommended adding planters, bushes or flowers to the front of the building. When they purchased the building, they removed all of the bushes that were in front. Mr. Woeste said he thought they have made huge improvements since they purchased the building.

Scott Lepsky, seconded by Bob Myron, moved to approve the changes, with the Design Review Committee's recommendation of adding planters, bushes or flowers to the front of the building. Motion carried 6-0.

Burger King – Landscape Plan – 525 Kolb Dr.

As part of their Conditional Use granted on August 12, 2015, the applicant was required to submit a detailed landscape plan for Planning Commission approval. Erin Donovan, Planning Manager, stated that the applicant revised the site plan, moving the building 37 feet closer to S. Gilmore Rd, providing better visibility. It will be 90 feet from the Right of Way. Because of this revision, there is less greenspace in the front of the building, but there is now a large grassy area in the rear of the building (east of the proposed building). She recommends just irrigating the mulch/landscape beds. The applicant agrees with this recommendation.

Todd Jackson, Representative for Burger King, spoke. He told the Commission that they are not planning to irrigate the large grassy area in the rear of the building (east of the proposed building). Mr. Woeste is

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concerned about how the un-irrigated area will look with the erratic weather. Ms. Donovan pointed out that Meijer has a large grassy area in the front of their building and they were not required to irrigate. There was discussion regarding the empty part of the lot. The applicants have no plans to split the lot at this time; they will lease the entire parcel. Ms. Donovan read the Conditions of Approval from 8-12-15 and the Proposed Recommendation regarding the landscape plan into the record. (attached) John Clemmons suggested adding "and all other green areas" to number 2 "The landscape beds are to be kept free of weeds and be maintained in a good condition".

Bill Woeste, seconded by Tom Hasselbeck, motioned to approved the landscape plan with Staff Recommendations, including the modification to add to number 2 "and all other green areas". Motion carried 6-0.

Wholesale Bait Co. Inc. – Conditional Use for Retail in M-2 – 2619 Bobmeyer Rd.

Slides were shown of the proposed site and building. Currently, there is a storage facility in the back of the property for RVs and campers. The primary use is wholesale, with a small retail bait store area.

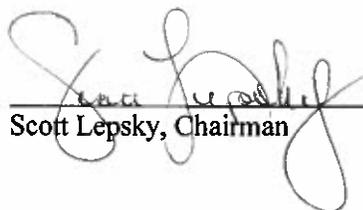
Tony and Greg Fessel, owners, spoke about the business. Wholesale Bait Co. Inc. is a 4<sup>th</sup> generation family business, which opened in the early 50's on Pleasant Ave. Their current location is being taken by the Transportation District for a proposed project and they have had a hard time finding a new location. They hope to be an asset to the City of Fairfield. Mr. Lepsky asked them about their hours. They are open 8:30 am to 5:00 pm, 6 days a week, generally. During peak time in the summer, their hours are 7 am to 7 pm. Their retail operation brings in approximately 75-100 people a day during peak season. The average time a customer is actually in the store is short; they are in and out quick. There are probably no more than 5-7 cars in the parking lot at any given time. Ms. Donovan asked if odors would permeate to neighboring residential lots. They work hard to minimize odors; they keep a very clean facility. They have close neighbors at their current location and have had no complaints. Mr. Hassler said he has been there frequently and it is very clean. The Fessel's are planning to continue to offer RV storage in the back of the building. There was discussion regarding shipping trucks. They have a one ton vans that ships out daily from their location and usually have one delivery a week.

Scott Lepsky, seconded by Bob Myron, motioned to approve the Conditional Use as submitted. Motion carried 6-0.

**REPORTS/STUDIES/GENERAL DISCUSSION**

Bill Woeste reminded everyone to vote on Tuesday.

Being no further business, the meeting adjourned.

  
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Scott Lepsky, Chairman

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Lynda McGuire, Secretary

# DEPARTMENTAL CORRESPONDENCE

City  
of  
Fairfield



TO Planning Commission

FROM Erin Donovan, Planning Manager

ED

SUBJECT Conditional Use - Burger King

DATE 10-28-15

**The following are the Conditions of Approval that were approved at the 8-12-15 Planning Commission meeting.**

1. A sign package shall be submitted for staff approval and follow the C-2 requirements.
2. The dumpster enclosure shall be constructed of the same building material as shown on the building.
3. All ground mechanical units are to be located in the rear of the building (east) and screened from view or if placed on the roof, an adequate parapet should be designed to conceal any mechanical devices.
4. The approval of this Conditional Use is for Burger King only and cannot be transferred. Any other business which may locate there will need to re-apply for approval.
5. Resubmit photometric plan for staff review and approval.
6. Submit detailed landscape plan for Planning Commission review and approval.

**Proposed Recommendation:** To approve the landscape plan and revised site plan with the following additional conditions:

1. An irrigation system shall be installed and kept operational during the spring through fall seasons for all planting beds on site.
2. The landscape beds are to be kept free of weeds and be maintained in a good condition.
3. The base of the ground sign shall be brick.