

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

September 11, 2013

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

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

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held August 28, 2013, were approved as submitted.

NEW BUSINESS:

Conditional Use Application – The Lazy Lounge – 5353-G Dixie Highway

An aerial of the property was shown. Mr. Bachman stated there are several businesses in this building; used toy store, donut shop and a church. The space the Lazy Lounge is occupying actually fronts on Camelot Drive.

The applicant, Ms. Temple Parker, 505 Camelot, explained the primary concept is a student center to accommodate the kids after school. The facility doesn't open until 2:00 p.m. and they offer video games on the Wii, X-Box and PlayStation, along with board and card games. Two touch screen computers are also available (inappropriate sites have been blocked). It is a safe, secure environment for teens and younger kids to go to after school. Some of the things they would like to do is OGT and SAT preparation, educate the kids regarding the value of recycling and teach the kids face to face interaction which has almost been lost due to the internet.

Mr. Holtegel asked what the hours of operation would be and Ms. Parker replied noon until 8:00 during the summer months and 2:00 until 8:00 during the school year. On Fridays during football and basketball season, she would like to stay open until 10:00 allowing the kids to come there after the game. The facility will be closed on Sundays. Business is slow right now; the busiest night was Friday after the game. There is no fee to get in; 25 cent tokens can be purchased which allows 5 minutes of play on the games. Soda, chips, pretzels and candy is also available for purchase.

Security was discussed. Ms. Parker's brother-in-law and uncle are at the facility on the weekends. Her mother or sister opens the club during the week and Ms. Parker joins them around 4:00 after she is off work. So far, there have been no major incidents. If there would be an issue, the individual would be asked to leave or talk outside with an adult. If the individual still does not comply, the Police will be called. Profanity will not be tolerated. Youth are expected to wear a shirt and pants that do not show underwear or skin. The regulars that attend (approximately 10) are okay with the rules. Ms. Parker has the same expectation with her 3 children that have either come up through

Fairfield schools and graduated or are still attending. Mr. Holtegel asked if they were able to adequately handle some of the bigger kids that might come in. Ms. Parker replied they can handle the average problem; she cannot take on big kids herself. If a youth is intimidating or dominant, the Police will be called immediately. Her brother-in-law has had training in dealing with youth and de-escalating situations. Parents are also encouraged to come in and spend time with their child.

Mr. Woeste asked about the age difference. Ms. Parker said the average is about 15; all children however are welcome. The space is very open and 2 adults are there most of the time. Although the occupancy limit has not been posted, Ms. Parker felt no more than 25 - 30 kids should be there at one time so it remains manageable. If she gets a steady crowd of 25 to 30, another adult will be hired. There are 8 cameras throughout the facility; 2 in the office, 4 in the main game room and 2 outside the door. Mr. Woeste expressed his concern with the lack of age limitations. Ms. Parker said her sons are 19, 18 and 16 and are there every day to play video games. The games are rated, E (everyone), PG and T (teen).

Mr. Holtegel expressed his concern with the age difference and security. Mr. Hasselbeck agreed and stated some of the kids may drive there. Ms. Parker said there are 2 cameras outside but she intends on installing an additional camera on the other side of the building to cover the parking lot where her patrons would be parking. If approved, Mr. Holtegel stated conditions of approval should be that the cameras are always operable and that the approval be renewed in a year.

Pete Lagemann, Fairfield Police Dept., had no concern with Ms. Parker or her children. He has stopped in the facility a few times and found the older kids helping the younger ones with homework. There are three rows of tables, the center being for homework and cards and the outside rows for the video games. Ms. Parker's facility is as much of an outreach program as it is a business. They discussed various circumstances when the Police should be called.

Mr. Woeste asked about gender and Ms. Parker replied it is mostly male dominant right now. Her three sons have their friends also come. She is offering arts and crafts projects in an effort to generate interest by young ladies. Also, two college students stopped and offered to help with homework.

Scott Lepsky, seconded by Jeff Holtegel, made a motion to approve the Conditional Use Application as submitted with the conditions that the hours be 2:00 p.m. until 8:00 p.m. on Monday thru Thursday and Saturday, Friday 2:00 p.m. until 8:00 p.m. with an extension until 10:00 p.m. during high school football and basketball seasons and closed on Sunday; the security system and cameras be maintained in working order; the approval will be for a period of one year; during the summer, the hours will be 12:00 noon until 8:00 p.m.; and, guidelines addressing security, supervision and dress code will be submitted to the Planning Department.

Motion carried 7 – 0.

Modification of the Concept and Final Development Plan Approvals for the Meijer-S. Gilmore Road Planned Unit Development – S. Gilmore Road

Tim Bachman gave a brief history of development in the area. He stated the Planned Unit Development for the Meijer store was approved in 1995. The property was part of the Heine farm. Meijer constructed and paid for everything that is there (Kolb Drive, Casual Drive, Meijer Drive, sewer, water, storm, etc.) When Meijer's was approved, Council and Planning Commission felt the 2.6 acres along S. Gilmore Road should remain green space. Across the street, the mall had already been constructed and opened in 1989. The building permit for Gilmore Square (corner of Kolb and S. Gilmore) was issued in May, 1999 and Bob Evans in April, 1999. The out lots in front of the mall developed in 1999 and 2001 (Roadhouse Grill - April, 1999; Ryan's Steakhouse - June, 2001 and The Old Spaghetti Factory - July, 2001). As mentioned at the Public Hearing, Chick-Fil-A applied and received approval for a drive thru when they were considering the Ryan's Steakhouse property. In 1996 Steak-N-Shake applied for a drive thru but was turned down (lot currently where Bob Evans is located).

Mr. Bachman stated the decision the Commission must make is if it is appropriate to approve a strip center and a bank on the area that was set aside as green space given the changes that have occurred in the past 18 years. Mr. Hassler asked if Cincinnati Financial had been informed of the modification and was told staff has talked to the owner of Gilmore Square and a representative of Cincinnati Financial. Neither business is happy with losing a tenant but Cincinnati Financial did submit a letter in support of the project. Mr. Bachman added he has not spoken with representative of the Asian Buffet, Old Spaghetti Factory or the Forest Park McDonalds. Mr. Clemmons added the Commission also approved a drive thru for Meijer's pharmacy.

A slide was shown on the proposed center. The developer is requesting to remove the sidewalk along Casual Drive since a new sidewalk will be constructed along S. Gilmore that connects to existing sidewalks on Kolb and Meijer Drives. An internal circulation route will also be striped through the parking lots.

Per staff's request, a gateway sign, The Shoppes of Fairfield, is proposed. What is unclear is the details of the sign (material, size, height, etc.) which need to be submitted for approval. Details are also needed for the curved walls between the gateway sign and ground signs and a retaining wall that will be built from the Fifth Third ground sign toward Kolb Drive. The retaining wall is needed due to a steep grade change from Gilmore to the back of the site especially in the area where Fifth Third is proposed.

Regarding the drive thru for Panera, cars will queue behind the building. Staff has concerns regarding deliveries made to the 2 or 3 other business in the center since cars will stack in front of their delivery doors.

A slide of the building materials and colors was shown. Staff has also requested that the north end of the strip center use some of the elements and colors that will be used on the Fifth Third building.

The hip roof on the strip center should match the roof on Fifth Third. A slide of the proposed Fifth Third was shown.

The landscape plan shows the existing Meijer ground sign on this property. It is staff's understanding that Brandicorp will be responsible for maintaining the sign and we would like to see the landscape bed expanded to incorporate the Meijer sign. The landscaped areas should also be irrigated. In the P.U.D. agreement, language will be added that the irrigation system is to be used/maintained and plants will be replaced as needed.

The lighting plan was reviewed. Along S. Gilmore, some of the lighting goes off site but it isn't an issue due to all of the lights along S. Gilmore.

Pictures of a Panera with a drive thru located in Springboro were shown. In the pictures were the pre-menu and menu boards. Staff is also recommending that because this is a P.U.D., signage should fall under the same guidelines as in the C-2 zoning district. Due to topography issues, the Fifth Third ground sign will be on the strip centers property and will need to be placed in a cross easement.

Regarding the curb cuts on Casual Drive, staff feels there might be a lot of congestion between cars stacking for the drive thru and cars entering and exiting the site.

Lastly, Mr. Bachman stated that since S. Gilmore is higher than the center, any rooftop units should be screened on the north, south and east side of the building.

Mr. Bill Martin, Brandicorp, and Jim Mitchell the contractor for the project, stated the site is very complicated. It slopes 12' from the front to the rear and will require a lot of earthwork and walls to be completed. Mr. Martin said the gateway wall will be a stone material similar to what will be on the building. He handed out a sheet that detailed the proposed materials. Colors are off a little from being copied. He has been working with Panera and the materials on this building will be different that the Springboro location; it will however be all masonry (brick, stone, smooth rock). The materials on the end unit of the strip center will match the Fifth Third building. Fifth Third will be buying the lot they are locating on. Mr. Martin stated they probably will not be building the bank building but Fifth Third has agreed to the elevation being submitted for approval.

The 8" split face natural grey block proposed on the rear of the building was discussed. Mr. Martin stated it will be used on a small portion of the center of the building; bands and awnings have been incorporated to make it look more appealing.

Regarding the topography of the property, Mr. Martin explained the front of the property along Gilmore will have to be cut down and pushed to the rear of the lot. There will be a small climb from Casual Drive into the site but it will still be below S. Gilmore.

Mr. Martin informed the Commission the strip center is only 10,600 s.f. with Panera taking 4,600 s.f. All utilities will be underground. Due to the Commission's sensitivity to drive thrus, Panera's and Fifth Third's have been designed in the back of the buildings. The Panera drive thru will more than

likely be just a pick up point. Mr. Holtegel expressed his concern with the interior flow of traffic if the drive thru becomes backed up. Mr. Bachman added there are two driveway approaches on Casual Drive and the internal cut thru. Staff suggested going from three maneuvers to two because there is a conflict point. Possibly one of the curb cuts on Casual could be moved. Mr. Martin stated the row of parking on the Fifth Third lot adjacent to the strip center lot will be in a cross parking easement for patrons of the strip center to use. Moving a curb cut is not as easy as it would appear.

Ms. Donovan said that when she visited the Springboro store, customers ordered at the menu board just like you would at any other drive thru. There were no stacking issues that she observed but she was there at 2:00 in the afternoon. There could be issues at the Fairfield location during peak hours due to the location of the drive thru in relation to the curb cuts.

Mr. Hasselbeck asked if there is a chance that Gilmore Road will be widened again. Mr. Bachman replied there is right of way between the edge of pavement and their landscaping. The sidewalk for this project has been placed that if Gilmore were to be widened again, another lane could be added. The right of way narrows so much though when you enter Forest Park, businesses would have to be bought out to widen it again. Mr. Hasselbeck asked about the location of the various utility meters and Mr. Martin replied the building would be sprinkled and have a separate utility room.

Mr. Bachman explained that storm water will not be retained on site. A series of storm pipes will be installed and connect to the existing storm along Casual Drive. That water goes into a retention basin behind Meijer which will to be deepened to account for the additional water from this site. Casual Drive is maintained by the City as a result of litigation with Omniplex years ago.

Mr. Woeste stated although he is in favor of keeping green space, things change with time. He didn't feel approval of these buildings would cause further commercial development along the road.

In addition to the list staff compiled, Mr. Bachman asked the Commission if there are other items they would like to see addressed. Mr. Holtegel stated this is a gateway to the City and this development needs to be a show piece. Mr. Martin stated they have tried to incorporate suggestions given to them by staff.

Mr. Bachman explained that the Commission has to submit a recommendation back to City Council within 45 days of the first reading. Due to Council's summer schedule and tabling it tonight, the Commission will not meet the 45 day requirement. Mr. Bachman asked Mr. Martin if he would agree to an extension of the 45 day requirement which he did.

Jeff Holtegel, seconded by Bob Myron, made a motion to table this item for additional information.

Motion carried 7 – 0.

Being no further business, the meeting adjourned.