

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

October 23, 2013

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

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

Mark Morris, seconded by Don Hassler, made a motion to excuse Jeff Holtegel and Bob Myron. Motion carried 5 – 0.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held October 9, 2013, were approved as submitted.

OLD BUSINESS:

Conditional Use Application – Asian Center – 5353 Dixie Highway

Don Hassler, seconded by Tom Hasselbeck made a motion to remove this item from the table. Motion carried 5 – 0.

Slides of the site were shown. Mr. Bachman stated a Business Plan was submitted yesterday and emailed to the Commissioners in preparation for this evening.

Mr. Matt Cao, stated the business plan describes the services they will offer and the type of customers they hope to draw. Activities will target Chinese people; there are over 500 Chinese restaurants in the area. Each of the area colleges has over 1,000 Chinese students. Life in America is boring for the Chinese culture. They don't frequent bars and after work or school, the only thing to do is go home and watch TV or use the internet. There is no place to go for social activities. The most popular activity in China is karaoke, followed by ping pong and mahjong.

Mr. Lepsky stated Mr. Yi explained the concept at the Commission's last meeting. The Commission asked that details be submitted in the form of a Business Plan. Items to be addressed include business hours, security coverage, food service, etc. Mr. Cao explained the operating hours will be 10:00 a.m. until 2:00 a.m. seven days a week. Regarding the security plan, security personnel will only be on site from 7:00 or 8:00 p.m. until closing time and during special events. They are currently considering hiring an outside security company. Mr. Lepsky asked about the off-duty police officers mentioned in the Business Plan and was told they would only be needed for the special events. Messrs. Yi and Cao had not had a chance to discuss with the Police Department the hiring of off-duty officers. Mr. Bachman stated the Plan was sent to the Chief and Sgt. Lagemann and we had not heard back from them yet. Off-duty officers do work special events for the two Latino facilities on Route 4 and this will probably be okay but the applicants need to pursue it.

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Mr. Lepsky asked about the food service. Mr. Cao stated they cannot afford a full kitchen at this time but will offer microwaved items and prepared snacks.

Mr. Woeste asked Mr. Cao how income would be generated. Mr. Cao replied customers will have to pay to rent songs for the karaoke machine or play ping pong. Memberships will also be sold but the main source of income will come from the games. The club will be open to the public however the content and material inside will be geared toward the Asian culture.

Mr. Bachman informed Mr. Yi that the Commission usually approves entertainment facilities for a period of six months to a year. Upon expiration, the applicant can come back to seek renewal. The lease should be structured to account for this condition of approval. Also, the Chief of Police will have to review and approve the security plan.

Scott Lepsky, seconded by Bill Woeste, made a motion to approve the proposed Asian Center at 5353 Dixie Highway with the amended Business Plan, operating hours from 10:00 a.m. until 2:00 a.m. seven days a week, no outdoor music or karaoke, the amended security plan is to receive the approval of the Chief of Police or his representative, the approval is for a 6 month trial period and there is to be no alcohol on the premises (brought in or sold).

Motion carried 5 – 0.

NEW BUSINESS:

Modification to Approved Elevation – 5839 Olde Winton Lane

Mr. Bachman explained Mr. Richardson contacted him yesterday and asked that this be tabled. Scott Lepsky seconded by Don Hassler, made a motion to table the modification to the approved elevation at 5839 Olde Winton Lane as requested by the applicant.

Motion carried 5 – 0.

Meeting Schedule for November and December, 2013

Scott Lepsky, seconded by Don Hassler, made a motion to approve November 13th and December 11th as the remaining Planning Commission meeting dates for the balance of the year.

Motion carried 5 – 0.

Being no further business, Don Hassler, seconded by Mark Morris, made a motion to adjourn.
Motion carried 5 – 0.

Scott Lepsky, Chairman

Peggy Flaig, Clerk