

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION

OCTOBER 26, 2016

Don Hassler called the Regular Meeting of the Fairfield Planning Commission to order.

Members present: Don Hassler, Bill Woeste, Dale Paullus, Brian Begley, and Tom Hasselbeck.
Motion to excuse Scott Lepsky and Ron D'Epifanio carried 5-0.

MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting, held September 28, 2016, were approved as submitted.

OLD BUSINESS

NEW BUSINESS

Signage – Starbucks - 6795 Dixie Hwy.

Slides were shown of the aerial and elevations. The Conditions of Approval for this project required approval of the sign package. The signage consists of the Starbucks green logo and white channel letters on 3 sides of the building. The drive thru side will have just small white channel letters. Pre-menu and menu boards are also included in the sign package. The Development Agreement for this property requires adherence to the D-1 sign requirements. The sign package submitted is over by 45 square feet. The building signage meets the guidelines, but the menu boards take them over their allowable square footage. Erin Donovan, Planning Manager, spoke. She stated that this property is unique; it has frontage on three streets. There is signage on all of their elevations, since they all can be seen from the street. Two other businesses in Stockton Station are also over the allowable square footage; she does not see a problem with allowing them the extra signage. There was discussion regarding the menu boards and drive thru area. The landscaping will screen the menu boards once it grows and they sit back off of the road. The taller structure in the plan is the drive thru canopy.

Tommy Reed, from Atlantic Sign Company, spoke. Starbucks is going through a national rebranding. He agreed that the menu boards would be screened, and stated that the canopy will be seen, but it is tastefully done. He stated that all of the signs on the building and the menu board are lit, but the parking lot lights would be brighter than the illuminated signs.

Don Hassler, seconded by Bill Woeste, motioned to approve the signage for Starbucks as submitted. Motion carried 5-0.

Design Review Items

- Paint Building – Sushi House – 510 Nilles Rd.

Slides were shown of the building before and after one coat of paint. The applicant painted the building with one coat before he was notified he needed the City's approval on paint colors. The color he will paint the building is called "Corn Moon" and it is a dark yellow color. The Design Review Committee recommended a contrasting trim around the windows of the building that matches the gutters and roof. The Committee also recommended low level landscaping around the building. Ms. Donovan and the applicant have worked together to come up with a complimentary trim color; a dark brown.

Darong Ye, from Sushi House, spoke. He plans to open next month. Mr. Woeste welcomed Mr. Ye to Fairfield and wished him good luck on his restaurant opening.

Bill Woeste, seconded by Dale Paullus, motioned to approve the paint colors as submitted, with the Design Review Committee's recommendations. Motion carried 5-0.

- Wall Sign – Mary Swain, Clerk of Courts – 530 Wessel Dr.

Slides were shown of the existing and proposed signage. There will be two areas of signage; facing Wessel Dr. and the parking lot. Ms. Donovan stated that the design guidelines for this retail center were developed in the early 2000s. At that time, 20 inches of total signage height was approved. The proposed sign height for the applicant is 26 inches. The Design Review Committee felt it was acceptable to make an exception and allow them to install signage that is 26 inches in height.

Steve Weeks, with Tri-State Signs, spoke. The title company is rebranding all of their locations in the area to make them consistent. There is going to be three lines of dark green text; the top and bottom lines will be on a raceway. The middle line is going to be mounted directly to the building. The signs are illuminated. The current signage is getting more and more expensive to maintain. There was discussion regarding other signage in the retail center. All of the signs have different color lettering; they are not consistent. Ms. Donovan stated that the Design Review Committee had two recommendations: The applicant must patch any holes left by removing the old raceway and paint the entire area under the raceway once it is removed.

Don Hassler, seconded by Bill Woeste, motioned to approve the sign as submitted, with the Design Review Committee recommendations. Motion carried 5-0.

- Paint Building – Richard's Pizza – 495 Nilles Rd.

Slides were shown of the site and elevations. The applicant is rebranding all of their stores with the colors proposed for the subject property. The colors consist of a dark mahogany base color, dark brown doors and trim, a yellow stripe around the building and a red mansard roof. A slide showing

their Dixie Hwy. store was shown; it has already been painted in these colors.

Karen Underwood Cramer, owner, spoke. She stated that she is also working with staff regarding additional signage along the mansard roof. Richard's recently signed a contract to franchise their company and they want to make all of the stores consistent. She hired a graphic design company to choose the colors for the new rebranding. The weekend after they painted the Dixie Hwy. store, sales went up 18%. They are also nominated for a beautification award from the City of Hamilton for their Dixie Hwy. store. Keeping all of the colors consistent will help to show the potential franchisees they can re-use existing buildings as opposed to having to build new or rebuild. There was discussion on the location of the yellow stripe on the buildings. The Dixie Hwy. store had an architectural feature; an indentation of the brick around the building, which they painted with the stripe. She is not sure if the height of the stripes is the same on the two buildings.

Don Hassler, seconded by Bill Woeste, motioned to approve the paint colors as submitted. Motion carried 5-0.

Holiday Schedule

Motion to approve the holiday schedule as follows: November 9, 2016 (No meeting November 23, 2016) and December 14, 2016 (No meeting December 28, 2016) carried 5-0.

OKI Appointment

Motion to appoint new Development Services Director Greg Kathman as the Planning Commission Representative to the OKI Board of Directors carried 5-0.

REPORTS/STUDIES/GENERAL DISCUSSION

Erin Donovan informed the Commission that City Council approved the code changes that they had discussed in previous meetings. The section relating to metal roofs was amended to include the language "It is preferred that metal roof panels match some color of the principal building or be an earth tone color." She indicated that Staff would send the amended regulations to surrounding businesses that sell accessory buildings.

Dale Paullus reported that the Parks Board submitted their final Harbin Park Plan to City Council. It will be included in the CIP budget.

With no further business, the meeting was adjourned.