

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

NOVEMBER 11, 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 28, 2015, were approved as submitted.

OLD BUSINESS

None

NEW BUSINESS

Blue Note Pub – Conditional Use 6 Month Review – 465 Nilles Rd.

Slides were shown of the building and the site. In September 2014, the Planning Commission approved the Conditional Use application with conditions, including a 6 month review. That review period was extended to 6 months after opening or the first December meeting, whichever came first. The police department was notified of this review and has had no problems with this business.

Doug Gundrum, owner of the Blue Note Pub, spoke. He has an approval pending for his outdoor beer garden and wants to put in a kitchen. He was waiting to make these improvements pending the outcome of tonight's meeting. There was discussion regarding parking. He has had no difficulty with parking, his clientele is not parking at Richard's or Pfefferle Tire, but he still picks up garbage from their parking lots every day, just to be sure. Mr. Bachman noted that Mr. Pfefferle was notified of this meeting and did not respond. Mr. Gundrum has a good relationship with Mr. Pfefferle. There was discussion on the size of the space. He occupies 1800 square feet, and his occupancy is 49 people. He hopes to raise that number to 80 with the kitchen upgrade.

Scott Lepsky, seconded by Bill Woeste, moved to approve the Conditional Use, with the following conditions:

1. Doors are to be kept closed so noise cannot be heard beyond the property line.
2. Dumpster is to be located fully within the existing dumpster enclosure and to remain within said enclosure at all times, except when being emptied.
3. No DJ Entertainment.
4. No outside promoters permitted to operate the establishment.
5. The business is to operate in accordance with the business plan and that plan includes applicant's commitment that he will personally be at the business on a daily and nightly basis.
6. Approval is given to the current owner and not transferable with the property without approval from the Planning Commission.

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Motion carried unanimously.

Asian Center – Conditional Use Review Extension – 5353 Dixie Hwy.

Slides were shown of the site. Mr. Bachman stated that on October 23, 2013, Planning Commission approved a Conditional Use for an entertainment facility, catering to the Asian population. No six month review was done, because the facility is still under construction and is not yet open to the public. Staff would like to amend the Conditional Use to be reviewed six months after the issuance of the Certificate of Occupancy. The same conditions from the previous approval will still apply.

Scott Lepsky, seconded by Bill Woeste, motioned to approve the extension of the Conditional Use for 6 months after the issuance of the Certificate of Occupancy. Motion carried 6-0.

POSSIBLE ADDITION TO AGENDA

Building Façade Approval – 6029 Edmorr Way – Emerald Lake Subdivision

Motion to add this item to the agenda carried 6-0.

Showcase Building & Design has submitted a new home elevation to be constructed at 6029 Edmorr Way. The proposed home has a large amount of stucco on the front facade. The development agreement requires brick, stone or comparable building material for the front façade and on the entire first floor elevations of the remaining sides of the homes. Slides were shown of the proposed home. There were also slides of other homes in the subdivision shown, that have used stucco as an accent. Chris Smith spoke. His client likes the house with the stucco, as it was submitted. He stated that there is a house on Casey Ct. that is predominantly stucco. Mr. Bachman noted that the Casey Ct. house is in the “Reserves” section of Emerald Lake, and those homes have different requirements. There was discussion regarding building materials. The “coins” on the home are precast concrete. Mr. Smith proposed adding a window in the garage to break up the stucco. Mr. Lepsky suggested bringing the knee wall up and painting it to match the stucco. The Commission is concerned that the residents that have already invested in the subdivision would not be happy with the amount of stucco that is proposed. There was discussion on landscaping that is proposed. Landscaping would help to break up the stucco. Slides of Staff’s recommendation and the applicant’s revisions to their original submission were shown. Mr. Smith said he would like to give his client both options, and would like approval from the Commission on either design. There was discussion on adding more brick to the applicant’s proposal, which would result in the 24’ eastern wall of the garage being covered in all brick.

Scott Lepsky, seconded by Tom Hasselbeck, motioned to approve Staff’s recommendation and/or the applicant’s recommendation, with the addition of the 24’ long wall on the east side of the garage in all brick. Motion carried 6-0.

REPORTS/STUDIES/GENERAL DISCUSSION

Brian Begley stated the football team had lost their most recent game.

Bill Woeste said the Beautiful Fairfield awards were given at the last council meeting. There were some nice projects.

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Being no further business, the meeting adjourned.

Scott Lepsky, Chairman

Lynda McGuire, Secretary