

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

February 11, 2015

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

Members present: Scott Lepsky, Bill Woeste, Bob Myron, Ron D'Epifanio, Tom Hasselbeck and Tom Heisler.

Scott Lepsky, seconded by Bill Woeste, made a motion to excuse Don Hassler. Motion carried 6-0.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held January 28, 2015, were approved as submitted.

NEW BUSINESS:

New House Elevation – 5976 Emerald Lake Drive – Emerald Lake Subdivision

Slides of the lot and home elevations were shown. Tim Bachman gave an overview of the history of the subdivision. Ryan, Fischer and MI were approved builders and were each approved for their individual building plans. John Henry Homes is building there now and the Commission decided instead of going through a full review with another builder, we would review each plan as it came in if it didn't meet one of the previously approved plans submitted by the other builders. The site plan was shown; it has a front entry garage which is under the total number allowed in that section of the subdivision. The elevation was shown and the applicant is requesting a wood cedar shake on the front second story instead of a cementitious siding mandated for the other builders.

Mr. Josh Blatt, John Henry Homes, stated the house is pre-sold; cedar shakes are offered on this elevation. They'll be painted and require no maintenance for approximately 7 years; cementitious materials' maintenance is approximately every 10 years. Mr. Bachman said the intent for the homes in the subdivision was to make the front elevation virtually maintenance free. The building inspector for the City has stated he has used cedar on past homes he built and if maintained, will look good for years. There are no other shake products in the subdivision so no precedent has been set; cementitious shakes were approved for the previous builders. Mr. Blatt stated it was their understanding vinyl was not supposed to be used on the front. They use the cementitious product and would not have a problem switching to it instead of the cedar if that's what the Commission desires. Mr. Lepsky stated since both products would be painted, there would not be much difference in appearance. Mr. Hasselbeck pointed out that the front elevation faces east and will not receive the harsh weather like the other sides. Mr. Woeste asked if the shake would be considered a comparable building material and Mr. Bachman replied that is what the Commission needs to decide. The decision would be based on this home only; not a change to the P.U.D. Agreement. Mr. Heisler and Mr. D'Epifanio attested to the durability of the cedar shake if it's maintained. Mr. Woeste asked if the neighbors had been notified and was informed they had not. Due to the history of the subdivision, Mr. Lepsky said that the neighbors wouldn't be as upset if the product was cementitious instead of introducing a new product on the front of the homes. Mr. Blatt agreed the visual appearance would not be much

different; cedar is what they offer on this elevation but he didn't know if the buyer had a preference. Mr. Bachman said the introduction of a new material is what the Commission should consider.

Scott Lepsky, seconded by Tom Heisler, made a motion that the new house elevation at 5976 Emerald Lake Drive be approved with the stipulation that where the house plan indicates cedar shake, it be replaced with a cementitious product. Mr. Blatt was asked if there's much a price difference and he said there was not. The cementitious might keep the neighbors happy. He didn't feel the customers would have an issue with it. Mr. Bachman stated Mr. Blatt should inform his client of the Commission's decision, if there is a problem, the neighbors (adjacent and those across the street) will be notified and the elevation using cedar can come back before the Commission.

Motion carried 6 – 0.

John Clemmons, Law Director, asked about the other subdivisions John Henry was building in and was informed they are finished in Fairview Hills; there are a few lots left in Lunsford Estates which they do not have an option on at this time. Mr. Clemmons commended Mr. Blatt on Fairview Hills.

OLD BUSINESS:

Design Review Committee Items:

Signage Face Change – Fairfield Fuel Mart – 5085 Pleasant Avenue

Slides of the site, sign and canopy were shown. The applicant was not in attendance but staff has been working with his sign person and was comfortable with discussing the comprehensive sign package if the Commission was agreeable.

Regarding the ground sign, the digital sign is not for gas prices. The sign has interchangeable prices on the top, the digital reader board in the middle and the business name on the bottom. The front of the building, canopy and ground sign will be red and white tying the site together. Staff is still proposing landscape around the ground sign.

The revised proposed conditions of approval were given to the Commission (original set given at the previous meeting). After working with the new sign contractor, item 6 was revised to assure the site stays within their allotted signage amount. Additional lettering was added to the canopy which counts towards total signage for the site. The digital sign will also have to conform to the sign ordinance in regard to display, content, etc.

Mr. Bachman read through the other conditions of approval which included:

1. Previously discussed.
2. No more than 25% of the glazed window area can contain signage which the applicant agreed to at Design Review Committee meeting;
3. No outdoor display or sale of merchandise is permitted on site;
4. No incidental or advertising signage with the exception of promotional signage shall be permitted;
5. Landscape shall be installed around the ground sign;

6. Signage shall conform with square footage permitted and within D-1 regulations.

Mr. Hasselbeck asked about the gas pumps and the plan submitted by the sign company showed red and white, trying them into the total comprehensive sign package for the site.

Tom Hasselbeck, seconded by Bob Myron, made a motion to approve the sign package for Fairfield Fuel Mart, 5085 Pleasant Avenue with the six conditions recommended by staff. Work is to be completed within 90 days.

Motion carried 6 – 0.

Conditional Use Application – Used Car Lot – 4845 Dixie Highway

Tim Bachman stated staff received an email late afternoon from Mr. Auto’s attorney asking this item be tabled. His client acquired the former Swifty gas station lot and proposed a used car lot on it. Staff reviewed it under the new ordinance and had numerous recommendations if approved. These were sent to them yesterday and they have asked for it to be tabled. Mr. Auto has several lots on Route 4 and we don’t know if this a new lot or a relocation. Staff felt since the applicant knew the possible conditions of approval, the Commissions should also have them to review. The email from Mr. Auto’s attorney suggested it be tabled until February 25th or March 11th. Staff informed him the agenda for the February 25th meeting might be full so March 11th might be better.

Scott Lepsky, seconded by Bob Myron, moved to table the Conditional Use Application for a used car lot at 4845 Dixie Highway at the request of applicants’ attorney until March 11th.

Motion carried 6 – 0.

REPORTS/STUDIES/GENERAL DISCUSSION

Mr. Woeste reminded the Commissioners of the Public Hearing on February 23rd regarding three lots on Dixie Highway considered for rezoning. Also, a Fairfield High School Senior was honored for his heroic action regarding assisting a teacher who collapsed. He and two other Fairfield classmates were sworn into the Marine Corp. at the Council meeting.

Being no further business, the meeting adjourned.

Scott Lepsky, Chairman

Peggy Flaig, Clerk