

# **MINUTES OF A REGULAR VOTING MEETING OF THE**

## **FAIRFIELD PLANNING COMMISSION**

**March 26, 2014**

Don Hassler, Vice-Chairman, called the Regular Meeting of the Fairfield Planning Commission to order.

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

Mark Morris, seconded by Bob Myron, made a motion to excuse Scott Lepsky which passed 5 – 0.

### **MINUTES OF THE PREVIOUS MEETING:**

The minutes of the previous meeting, held March 12, 2014, were approved as submitted.

### **NEW BUSINESS:**

#### **Proposed Changes to the Approved Concept Plan – Shoppes of Fairfield**

Slides of the site plan and a standalone Panera were shown. Tim Bachman stated the developer is still working with Meijer regarding the purchase of the real estate. If they can come to an agreement, Meijer will want to close quickly. The developer is seeking the Commission's input on the proposed modifications prior to the closing.

The property consists of 2-1/2 acres on S. Gilmore Road in front of the Meijer store. It was approved with parcel "A" having the strip center where Panera was locating. Fifth Third was proposed on parcel "B" in a standalone building. Right before the City's approval, Fifth Third decided not to relocate so parcel "A" was approved and conditions were placed on the now vacant parcel "B" until a project could be found.

The revised site plan now has Panera moving to a standalone building on parcel "B". Their former space still indicates a drive thru which staff has a concern with. A drive would make sense for some businesses but it was not the intent of the overall P.U.D. to allow a fast food restaurant. Staff is recommending that the Commission have the right to approve or disapprove a business requesting a drive thru. Mr. Bachman stated the previous approval also contained elements that tied the strip center and the bank. The strip centers end unit had brick and a roof design similar to the banks. This should be modified to now play off Panera's elevation design.

Mr. Bill Martin, developer, stated the project has been challenging since Fifth Third pulled out. It is their intention to construct the strip center with the same architecture previously approved unless a tenant requires a modification. Staff has made it clear fast food is not acceptable but they would like to have the flexibility to market it with a drive thru. He used Applebees as an example of a restaurant chain that has a pick up window.

Mr. Martin stated the site will need a lot of grading and infrastructure installed as it was never intended to be built on. Property in the area is selling for much less than what it will cost to purchase the lot at Meijer's asking price and install the infrastructure. Mr. Myron asked if they had tenants for the strip center and was told several retail uses have signed an intent to lease.

Mr. Hasselbeck pointed out the additional stacking of cars at the new Panera location and asked if there would be outdoor dining. Mr. Martin replied there would be.

Tim Bachman reviewed the memo staff prepared and given to the Commissioners:

1. Outlines two different time lines from submittal to approval;
2. Site plan, landscape plan and building elevations will be required for both parcels;
3. Area accessible to the public at Panera needs to be verified for purpose of calculating parking.
4. Parcel "B" drive thru will only be permitted for Panera; and
5. Drive thru proposed on Parcel "A" will need approval by the Planning Commission when a user is known.

Tom Hasselbeck, seconded by Bill Woeste, made a motion to approve the modification with Panera locating on parcel B and final details will be reviewed during the Concept and Final Development Plan Modification approval process.

Motion carried 5 – 0.

#### Conditional Use Grant Approval Review – The Asian Center – 5353 Dixie Highway

A slide was shown of the site. Mr. Bachman explained it took Mr. Yi a lot of time to get plans in and we are finally ready to issue a building permit. A slide of the timeline was shown which indicated the Commission approved the Asian Center for a six month trial period on October 23, 2013. Building plans were submitted on March 6, 2014 and approved March 21, 2014. The end of the six month trial period is April 23, 2014. Mr. Bachman asked if the Commission wanted to adhere to the April 23<sup>rd</sup> date or possibly give it 6 months from when the Certificate of Occupancy is issued.

The Commission discussed the review date and decided it should be 6 month from the end of his first review date which would make it November 12, 2014.

Bill Woeste, seconded by Tom Hasselbeck, made a motion to extend the review period for the Asian Center at 5353 Dixie Highway to November 12, 2014.

Motion carried 5 – 0.

**REPORTS/STUDIES/GENERAL DISCUSSION**

Bob Myron reported the Parks Board has been interviewing candidates for the Environmental Commission and Cultural Arts Advisory Commission.

Mark Morris reported the Options Academy will be relocating to the old district office building.

Bill Woeste reported Council passed the fire fighters employee contract. Other unions are to follow in the near future. The CIP is also being reviewed.

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

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Scott Lepsky, Chairman

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Peggy Flaig, Clerk