

**MINUTES OF A REGULAR VOTING MEETING OF THE**  
**FAIRFIELD PLANNING COMMISSION**

**June 11, 2014**

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

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

Mark Morris, seconded by Bill Woeste, made a motion to excuse Ron D'Epifanio. Motion carried 6 – 0.

**MINUTES OF THE PREVIOUS MEETING:**

The minutes of the previous meeting, held May 28, 2014, were approved as submitted.

**NEW BUSINESS:**

**Proposed Elevations – Olde Winton Subdivision**

Tim Bachman introduced Mr. John Boyle, JNB Custom Homes. Mr. Boyle is proposing home construction in the Olde Winton Subdivision. Two elevations have been submitted which are very similar if not exact to homes already constructed. Mr. Boyle is seeking direction regarding future elevations. Slides of the elevations Mr. Boyle submitted and existing homes within the subdivision were shown. An aerial of the subdivision was also displayed. Mr. Bachman stated the subdivision which is now 10 years old is close to 50% built out and reminded the Commissioners of the various modifications made (i.e., side entry to front entry, gazebo location, paired cottages, etc.). Rex Richardson called a few weeks ago and said he would be taking a break from building homes so Mr. Boyle is taking over.

The Commission looked at the first elevation which was a brick front with a double gable containing siding. The existing house in Olde Winton has bump outs on both sides. The second elevation is all siding on the front with the exception of a brick knee wall. The existing house in the subdivision was modified and Mr. Richardson was permitted to replace the brick knee wall with siding. In exchange, flower boxes were added to the left front gable and in between the two columns on the porch.

Mr. John Boyle stated they have floor plans and elevations that have been built in the subdivision. The idea is use certain floor plans and elevations and merge them. The existing vinyl sided home has a craftsman feel but needs some stone across the front and vinyl shakes up top which would give it definite curb appeal and a completely different look. Mr. Boyle wants to use various finishes on the elevations to give them a different look. The subdivision is difficult in that the lots are various sizes and have different requirements – front entry, front side entry and rear entry garages. He would like to have the Commission's approval to use the various finishes on the different elevations but would not duplicate the same over and over again. He wanted to get approval on the two elevations submitted and come back with three additional. For the lots in the back that will have to have the front and front side garages, additional elevations will need to be submitted and approved.

Mr. Lepsky stated it sounded like Mr. Boyle is asking to use elevations already in the subdivision but get approval to use different finishes. It has been a little contentious at times with this subdivision but given the history of it, he did not feel the Commission could give a blanket approval. The Commission would be open to looking at different designs. Mr. Bachman added every home has to receive approval whether it has been previously built or not. He didn't feel the Commission would approve two homes of the exact same style next to each other; they might approve it if there were enough changes in the façade finishes to differentiate the two. Also, the lot the home is constructed on is also considered; homes on corner lots need to have the street/alley side elevation treated differently. Mr. Boyle agreed and stated that a better product needs to be introduced in order to complete the subdivision. He would like to get to the point where he has a little flexibility without having to get approval on every home. The five elevations he will be submitting will be for the main street with rear entry garages. The homes in the back will be a different product in that some will be walk outs and have either a front or front side entry garage. There has to be curb appeal. Mr. Bachman informed Mr. Boyle that initially, the Commission gave the builder this type of flexibility which ended up being a mistake.

Mr. Morris felt Mr. Boyle's approach of making the elevations look different was a good idea. The problems were all the exceptions the Commission had to make - bump outs going over the building line, etc.. The homes were too large for the lots they were being built on. If Mr. Boyle can stay within the building envelop or meet the requirements placed on the bump outs, it should be fine and he and the Commission should be able to work well together.

Mr. Boyle handed out three elevations of homes using a mixture of materials. These will not be homes offered in the subdivision but showed for the different materials worked together. Mr. Hasselbeck agreed with Mr. Morris's comments. The concessions the Commission had to make dealt more with the property and building lines than the facades. Mr. Hasselbeck's office was the listing agent for the subdivision and it's been an uphill battle for ten years. He explained the paired cottages was an idea Mr. Richardson had in order to market larger homes. The common wall was on the property line. The Commission did approve the concept but there aren't many lots on which they can be built. Mr. Hasselbeck liked the renderings being passed around and stated the all vinyl home discussed earlier was originally to have brick across the front of the bump out.

Mr. Boyle explained he can't go too extreme with his homes. He has to gradually step up the façade improvements and mix them so they still fit with what has already been built. Mr. Lepsky stated that it shouldn't take more than a few homes for the Commission and Mr. Boyle to come to an understanding.

Mr. Boyle explained he will be building two homes at a time; it's more cost effective with as small as they are. Mr. Boyle was instructed to finalize his plans and resubmit for the Commission to review.

Being no further business, the meeting adjourned.