

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION

JUNE 24, 2015

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

Members present: Scott Lepsky, Don Hassler, Bill Woeste, and Bob Myron. Motion to excuse Tom Heisler, Tom Hasselbeck, and Ron D'Epifanio carried unanimously.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held June 10, 2015, were approved as submitted.

NEW BUSINESS

Design Review

-Face Change – Poteete Chiropractic – 5080 Pleasant Ave.

Tim Bachman, Development Services Director, discussed and showed slides of the proposed sign and location. The proposed sign has a predominately white back ground with a dark blue logo. It is not clear whether or not the sign will be illuminated, but it has the potential to be illuminated. The applicant was not in attendance, per Erin Donovan's recommendation.

Scott Lepsky, seconded by Bill Woeste, motioned to approve the sign as submitted. Motion carried 4-0.

-Wrought Iron-Like Fencing and Brick Pavers for Outdoor Seating – Blue Note Pub – 465 Nilles Rd.

Slides of the site plan of the proposed area were shown. The seating area will be between the dumpster and the building, facing Nilles Rd. At the Design Review meeting, a 6 foot fence along the north side and the back (south) of the fence, and a 4 foot fence along the front, facing Nilles Rd. was approved. The applicant expressed interest in changing his submission to an all 4 foot fence surrounding the entire seating area. Per the Design Review Committee recommendation, the owner of Pfefferle Tire is required to be in favor of an all 4 foot fence in order to make that change. The applicant, Doug Gundrum, was in attendance. Mr. Hassler asked if it was possible to move the outdoor seating to the back of the building. He said he has a couple reasons why outdoor seating in the back of the building doesn't work. One of those is there is a senior housing complex behind the building, and when people come in and out of the bar, the music would be audible and possibly disturb the residents. There are also no windows in the back of the building, so he couldn't keep an eye on what was happening. He likes the idea of seating in front of the building; the tables would act as advertisement for the outdoor seating and bar. There will be no outdoor entertainment, per the Board of Zoning Appeals, but he wants to add a kitchen and offer food in the future. There was discussion regarding the parking spaces that will be behind the fencing. Those spaces are used by and accessed by Pfefferle Tire, and will not be impacted by the fencing.

Steve Pfefferle, owner of Pfefferle Tire, spoke regarding the application. He indicated that he would not want the outdoor seating in the back of the building. There is no visibility. He thinks the proposed fence will keep people away from the cars at his business. He thinks Mr. Gundrum is a good businessman and conscientious operator and is in favor of the application and the modification to a 4 foot fence.

Scott Lepsky, seconded by Don Hassler, motioned to approve the fencing at 4 feet tall, with the stipulation that

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planters are added to the base of the fence along Nilles Rd. Motion carried 4-0.

-Changeable Message Board – Blue Note Pub – 465 Nilles Rd.

Slides were shown of the location of the proposed changeable message board sign. It will be located underneath the “Sunoco” sign, to the left of the “Blue Note Pub” sign on the existing ground sign. The sign will be a white background with black lettering that will be used to advertise upcoming bands. The sign will be manually changed.

Scott Lepsky, seconded by Bill Woeste, motioned to approve the sign. Motion carried 4-0.

Conditional Use – Autistic Child Day Care/Learning Center – 640 Nilles Rd.

Mr. Bachman showed slides of the proposed building and site plan, including the proposed outdoor play area in back of the building. The applicants are proposing operating a day care/learning center for autistic children. The day care will be operated out of spaces A & B of the building.

Carla Jackson and Keith Williams, applicants, were in attendance. There was discussion on the proposed outdoor play area. The owner of the building also owns the adjacent building to the west of the property. There is a larger outdoor space behind that building, and they have permission to use it for an alternative outdoor play area. They will ask for a 6 foot fence to enclose the area at a later date. The landlord will add steps to allow an exit outside the building from the room they will be using as a conference room. A professional contractor will transform the area into a play area. It is approximately 12 feet wide. There will not be play equipment; but there will be toys. They plan to use the outdoor play area year round, weather permitting. There is also a play area inside the building. The state does not require an outdoor play area if there is adequate space inside for a play area.

Occupancy was discussed. The applicants do not know how many children they will have in the building until the Fire Department visits the property. State standards will also determine the number of children allowed. The building is 2100 square feet; the state requires 36 square feet per child, with a maximum of 47 children permitted. The applicant’s goal is 20-25 children; Ms. Jackson indicated that the reason for the day care was not for the money, she wants to help kids.

Hours of operation will be 7:00 am to 7:00 pm Monday through Thursday, 7:00 am to 5:00 pm Friday. They are considering 9:00 am to 2:00 pm Saturday morning hours initially to see if there is any interest. Drop off will be in the parking lot. Cars will enter one entrance and exit another. The kids will be dropped off by parents or guardians in cars at the present time, until they work something out with the schools. Mr. Woeste said he was concerned about buses stopping on Nilles Rd. for drop off. This intersection is one of the city’s busiest. Mr. Clemmons said the public schools have an Autism Scholarship for these types of day care facilities and the parents are responsible for the transportation of students in those instances.

Mr. Hassler said he wants to see an outdoor play area plan. He is concerned about the size and condition of the proposed area. A gate for egress will be required. Security was discussed. Safety is a major concern. The applicants plan to equip the doors with alarms and install cameras. Parents or guardians will be required to physically walk the children into the facility and sign them in.

The lease with the owner of the property starts in September, contingent on the Conditional Use application approval. The state doesn’t approve the building for operation until the space is ready to open. The inside of the space is not being dramatically modified for the day care, aside from cosmetic changes. Mr. Bachman told the applicants they would also need to apply for a Change of Occupancy permit from the Building and Zoning

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Division before they open.

Bill Woeste, seconded by Don Hassler, motioned to approve the conditional use with the following stipulations: 1. A layout of the proposed outdoor play area must be submitted to Development Services Department for Planning Commission approval before construction and 2. Ohio Department of Jobs and Family Services (ODJFS), state and local licensing requirements must be met before operation. Motion carried 4-0.

REPORTS/STUDIES/GENERAL DISCUSSION

-C-2 Zoning District Conditional Use Discussion

The Development Services Department is seeking input on an upcoming change to the Codified Ordinances relating to the C-2 zoning district. This would change fuel dispensing facilities and services stations from Permitted Uses to Conditional Uses in the C-2 zone. The C-2 zone is many times surrounded by residential uses and is very similar to the D-1 Zoning District, except that it does not require architectural review. This change has already been applied to the D-1 Zoning District. Slides were shown of each of the 8 areas of C-2 zoning in the city and their surrounding uses. The impending sale of a parcel at the corner of Kolb Dr. and Gilmore Rd. spurred this discussion. Mr. Hassler suggested making these uses Conditional across the board. Mr. Bachman estimated that the majority of the uses on Route 4 are car related. More research will be done concerning restrictions in the C-3 zone as well, especially the areas that are near residential zones.

Mr. Myron reported that the Parks Board meeting was held at the golf club. They discussed ash trees. There is a member of the board who is very ill and has been airlifted to Cleveland Clinic.

Mr. Woeste reported that City Council is on summer schedule.

Being no further business, the meeting adjourned.

Scott Lepsky, Chairman

Lynda McGuire, Secretary