

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

### **FAIRFIELD PLANNING COMMISSION**

**JULY 22, 2015**

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

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

Commissioner Tom Heisler has resigned his school board position and will be replaced by the beginning of August.

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

The minutes of the previous meeting, held July 8, 2015, were approved as submitted.

#### **NEW BUSINESS**

Scott Lepsky, seconded by Bill Woeste, motioned to table the Conditional Uses for 5888 Dixie Hwy. and 525 Kolb Dr., per the applicants' request. Motion carried 5-0.

##### **Conditional Use – Used Car Lot – 3220 Dixie Hwy.**

Tim Bachman, Development Services Director, showed slides of the building and site at this location. Several angles of the parking lot were shown. The subject lot is one of the northernmost lots in the City. The applicant currently runs a car lot across the street from this property. He would like to move it to this location. Mr. Bachman showed a slide detailing each tenant space in the building and their respective number of parking spaces; "A"- Retail Clothing Shop, "B"- Nightclub, "C"-Vacant, "D"-Auto Repair, and "E"-The proposed used car sales lot office. There is a discrepancy between the number of parking spaces on the plan versus the actual number of spaces shown on the plan. There are several cars parking in the southeastern corner of the lot adjacent to the car repair business. The majority of the lot was recently striped, with the exception of this particular area, because of the cars parked there. There is concern that once there are cars for sale on the lot, patrons of the night club will begin parking across the street and will have to cross 4 lanes of traffic on Route 4. The concrete slab in front of the existing pole sign was mentioned. It needs removed and replaced with grass and landscaping.

Brittania Bonilla, Office Manager for RZ Auto, spoke regarding the Conditional Use. She informed the commissioners that 5 additional spaces were added to the north side of the building adjacent to space "E" and approximately 13 spaces were added on the north side of the building where the fire lane was removed. The Fire Department approved the removal of the fire lane. None of the parking spaces located where the fire lane was removed are shown on the submitted site plan.

The "Discussion items and possible Conditions of Approval" were each discussed. (Attached) The applicants plan to have the same number of parking spaces as their existing car lot across the street has. The applicants were asked if the State of Ohio requires a barrier in the lot. Ms. Bonilla said she thought they did, and they planned to put steel posts in the ground with chains across the top and the bottom. There was discussion on the planned area for the car lot, which is outlined in red on the drawing. Ms. Bonilla said they planned on enlarging the area where they were going to display cars farther east towards the canal, since space "C" is vacant. At the end of the lot in this area, it is fenced off and there is no access. They do not plan to rent the vacant space out. The entrances to both the clothing shop and the nightclub will not be obstructed. The two

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buildings on the aerial north of this building also belong to the applicant; although the aerial shows their cars parked on this lot, they will be parking on their own lot. Ms. Bonilla indicated that the parking spaces for the nightclub on the south side of the building do not fill up, even on a busy night. The clothing retail shop in space "A" doesn't get more than one or two customers a day. A few customers for the nightclub park in the front, where the proposed sales lot is located. She said when they had the lot restriped they added about 17 more spaces to the proposed sales lot area. Mr. Bachman said he was concerned about the cars parked in the southeastern corner of the lot that belong to the auto repair shop in this building and the building that is adjacent to this one. It is "gobbling up" the subject property's spaces. Ms. Bonilla said they also own the adjacent property immediately to the south. The lease doesn't say they can park there, but it doesn't say they can't park there either. Mr. Woeste asked if the required amount of parking spaces would be changed if space "C" stayed vacant. Mr. Bachman indicated that it would open up 20-30 spaces. Mr. Bachman discussed item 6. The building plans that were submitted shows they intend to install a garage door, a window and are adding offices inside. There will be light detailing done inside the building as well. Their proposed signage would need to be professionally done; they would not be able to hand letter any signage as their business across the street current shows. There was discussion regarding item 10. The Public Works Department has received several calls from the building adjacent to the canal to the north of the subject property about flooding. The flooding is due to the catch basin that is piped directly to the canal. It has a tendency to back up after a heavy rain. Ms. Bonilla said that since they acquired that property 8 months ago, they cleaned the pipe and have had no issues with flooding. Mr. Lepsky asked if the City was concerned about run off from the parked cars into the canal. Mr. Bachman said the canal is very rough; there is a lot of litter and debris. Mr. Lepsky asked for more detail regarding the last time Public Works was called out there for flooding.

Mr. Clemmons would like to see a stipulation in the Conditional Use that the cars displayed must be parked in the marked spaces. There is a problem with the car lots "jamming" the cars into the spaces, so they can fit more cars on the lot. He also wants a contract with the conditions printed up so they can be signed by the applicants. This can be used in court if necessary.

Mr. Hasselbeck discussed the barrier that will be installed in the parking lot. He is concerned a bar patron leaving the lot will not see the barrier and run into it. Mr. Woeste said he would like to see a more concrete plan submitted, and wants to table the Conditional Use. Mr. Bachman said they need an accurate representation of the parking configuration and count with the new striping from the architect.

Tom Hasselbeck, seconded by Bill Woeste, motioned to table the Conditional Use until the August 12, 2015 meeting, to allow the applicants to address the issues outlined in the "Discussion items and possible Conditions of Approval". Motion carried 5-0.

### **REPORTS/STUDIES/GENERAL DISCUSSION**

Mr. Myron reported that the Sunbonnet Days is being held August 1 and 2. The Heroes Ride is being held August 22. Symmes Tavern will be offering breakfast to raise money that morning as well.

Mr. Woeste reported that the next council meeting is in August.

Tom Heisler, School Board Representative, has resigned. There will be a new representative appointed as soon as possible.

Being no further business, the meeting adjourned.

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Scott Lepsky, Chairman

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Lynda McGuire, Secretary