

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

JULY 8, 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, Tom Heisler and Tom Hasselbeck. Motion to excuse Ron D'Epifanio carried unanimously.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held June 24, 2015, were approved as submitted.

NEW BUSINESS

Minor Modification of a PUD – The Cove at Village Green

Mr. Bachman showed slides of the proposed plan change to the screened-in porch on Unit 8. The screened-in porches are currently on the rear of the units, and a buyer interested in Unit 8 wants to move the porch to the south side of the house and access it via the kitchen, as opposed to the master bedroom where the porches are currently accessed.

Patrick Merten, with Hearthstone Holdings LLC, said he thinks this scenario may happen on several units. He asked the Commission to also consider the possibility of wrap-around porches as another option to the units. He does not have interest in one yet, but wants to ask the question before it comes up. Mr. Lepsky asked if there would still be 10 feet of space in between units 6 and 7 with this change. The developer has flipped the porch placement on units 2, 4 and 6 (not shown on site plan). None of the patios face each other now. The 10 foot minimum requirement will still be met. There was discussion on the potential buyers of the units. He has holds on 3 units at this point, and will be starting the model soon. Mr. Merten said Unit 5 will be the model.

Mr. Hassler asked if the patios were to be screened or if they would be enclosed. Hearthstone Holdings is offering the screened in option on the patios as an upgrade. They are not planning to enclose the patios. There was discussion on the plats. Each home will have its own plat. Mr. Merten said they are waiting until the homes are in the ground to get the plats done, so they know exactly where they are going to be located. Erin Donovan, Planning Manager, reminded the commission that there was discussion during the review period about enlarging the master suite, which they were in agreement with at the time. The proposed changes tonight will have about the same amount of impact on the units, as far as building footprint. Mr. Hasselbeck stated that he would rather see the developers build the enclosures now, rather than someone like Champion Windows come later and enclose them, because the design would be more consistent. Mr. Bachman expressed concern about extending the footprint off the back of the house into the green space with a patio. There was discussion on how much the footprint was being affected and if each instance would need city approvals. Mr. Merten said they would only plat each unit a foot beyond the foot print; anything extending further than that would require HOA, Design Review and Planning Commission approval.

Mr. Bachman stated that there are two things the Commission should consider tonight; the porch modification to Unit 8, which moves the screened-in patio from the back of the unit to the south side of the unit and the ability to build “L” shaped wrap-around porches on all of the units along the back and the side. Mr. Lepsky said he thinks the builder has a solid reputation and the Commission would not have to worry about “bump outs” after approval. The plats for the units would all have to come through Planning Commission for approval.

Planning Commission Meeting Minutes
July 8, 2015

Scott Lepsky, seconded by Don Hassler, motioned to approve the Modification to The Cove of Village Green PUD, including allowing the covered porch on Unit 8 to be relocated to the south side of the unit and allowing for a wrap-around porch option on all of the units. Motion carried 6-0.

Re-Plat – Stockton Station - 12960 and PT Lot 12989

Slides were shown of the proposed re-plat of lots 12960 and PT lot 12989. The re-plat will combine the two lots into one larger lot, to make it more developable. The property is zoned PUD, with an underlying D-1 zoning designation. The applicant said he thinks a one story office building will probably be constructed.

Bill Woeste, seconded by Bob Myron, motioned to approve the re-plat. Motion carried 6-0.

Dedication Plat – Seward Rd.

Slides were shown of the proposed .018 acres of area to be dedicated to the City of Fairfield by Takumi Stamping. The area is being dedicated due to needing a bit more space once a lift station was constructed.

Scott Lepsky, seconded by Don Hassler, motioned to approve the dedication. Motion carried 6-0.

REPORTS/STUDIES/GENERAL DISCUSSION

-C-2 Zoning District Conditional Use Discussion

At the last Planning Commission meeting, the Development Services Department discussed a proposed 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. At that time, one of the Commissioners asked about making these types of uses conditional across the board, including in the C-3 and C-3A zone. Research was done on the impact of applying the conditional use requirement to the C-3 and C-3A zone adjacent to residential zones on Route 4. John Clemmons suggested that the impact would be too great to Route 4 businesses, as the existing businesses would be non-conforming after the code change. It was decided to focus solely on moving forward with changing only the C-2 zoning at this time. This will be heard at City Council sometime in August.

Mr. Myron reported that the Parks Board member who was very ill last meeting has unfortunately passed away.

Mr. Heisler reported that the schools have approved a full service medical clinic at 211 Donald Dr.

Mr. Woeste reported that the next council meeting is next week.

Being no further business, the meeting adjourned.