

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

**SEPTEMBER 28, 2016**

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

Members present: Scott Lepsky, Don Hassler, Bill Woeste, Dale Paullus, Brian Begley, Tom Hasselbeck, and Ron D'Epifanio.

**MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting, held September 14, 2016, were approved as submitted.

**OLD BUSINESS**

**NEW BUSINESS**

**Re-Plat – 520 Patterson Dr.**

Slides were shown of the aerial and the plat. The re-plat is being done to vacate and dedicate utility easements. The sanitary sewer easement is being moved further north because the back corner of the proposed building footprint encroaches into the easement and, as part of the project's original approval through Planning Commission, it was required to be relocated. The existing water main is very old; the City and the developer have partnered to replace the water main and share the cost. Mr. Woeste stated that the City is gaining an advantage, since we are splitting the cost of the water main replacement with the developer, and it needs replaced anyway. When the new water main is installed, it will be moved closer to Patterson Dr., to keep it out of the proposed parking lot. There was discussion on the proposed extra parking area. It will be located along the east side of the property line, and is not impacted by the re-plat of these easements.

Scott Lepsky, seconded by Bill Woeste, motioned to approve the re-plat for Patterson Dr. Motion carried 7-0.

**Proposed Code Changes**

Slides were shown with each of the proposed code changes described. The changes were discussed at the Public Hearing at City Council on Monday. Metal roofs on accessory buildings were discussed. Currently, metal roofs are not allowed on accessory buildings over 100 square feet, except on parcels zoned A-1, which are 2 acres or more in size. Proposed changes would allow metal roofs that are factory finished with a rib or standing seam design and warranted against rust, on all accessory buildings, except carports. Mr. Hassler expressed concern about having nails exposed to

the weather on the roofs; as they may eventually leak. There was discussion on changing the wording to include the language “without exposed fasteners.”

Councilwoman Debbie Pennington was in attendance and spoke. She asked the Commissioners to consider fine tuning the code section to require the metal roofs to be a neutral color, matching the home. This would help the resale value and also make the roofs more “neighbor friendly”. She does not like the red, blue or green roofs; it makes the sheds stand out when they do not match the house. She is concerned the color will fade as the roofs age. She also noted that the local shed companies are deceiving their Fairfield customers by selling sheds that do not comply with the current ordinances. Mr. Lepsky stated that the City has given the shed companies the correct information, but it is difficult when one person is selling the shed and another is building the shed. He discussed regulating the color of the metal roofs. He said he thought it would over burden staff to monitor the color of shed roofs. The Board of Zoning Appeals has approved different colors already; they are out there. Usually the sheds are in the back of the property and are not seen from the street. Mr. D’Epifanio said Fairfield is an aging city and we are losing control of property maintenance. He cannot support this change without addressing the issue of the color of the roofs. Ms. Donovan said the City currently does not regulate the color of roofs on houses or house paint colors. Mr. Clemmons said what you see is basically what you get with the roof colors. There are only so many colors available to choose from. Mr. Lepsky stated that even if the colors were regulated, it would probably go through BZA like the metal roofs do now, with people not knowing such a requirement existed, and approved after the fact anyway. Greg Kathman, Interim Development Services Director, said he has concerns about regulating the color of the roofs; it is the first step in the creation of design guidelines for the entire city. Currently, the Downtown District is the only place where such guidelines exist. Mr. Woeste stated that it did not make a lot of sense to regulate the color of roofs on sheds if you do not regulate it on houses. Mr. Hasselbeck said he can see both sides of the argument. Erin Donovan, Planning Manager, noted that she and Mr. Clemmons met earlier in the day, and they came up with alternative wording for the code section that ask for colors that complement the house as much as is practical. There was discussion on whether the colors that were being sold now were more “muted” or brighter colors. Mr. Lepsky said he would rather leave that wording out and let Council discuss the issue at the second and third reading, if they choose. Mr. Woeste stated that it is the Commission’s job to approve things that can be enforced. Mr. Clemmons said the language is not prosecutable and will end up as a neighborhood dispute. He recommends not regulating the color of the metal roofs.

Rope lights were discussed. These lights were previously referred to as “String Lights”. This wording better describes the type of lighting Staff is trying to restrict. The proposed changes will define Rope Lights and prohibit them in every zoning district. There was discussion regarding “tape” lights, strands of lights that are constructed of tape. It was suggested that these types of light also be added to the wording in the proposed changes.

Site Landscaping was the next change that was discussed. The use of hardscape, such as rock, is being restricted to minor accessory usage or as storm water conveyance.

Security bars were discussed. Since the previous meeting where security bars were discussed, Ms. Donovan contacted installers of these bars. They indicated that it would be hard to retrofit a building so the bars would be completely concealed. The wording “completely concealed” is being removed from the proposed code changes.

The Design Review Committee membership change was discussed. Since previous meetings, the word “citizen” was changed to “elector”, to reflect what it says in the Charter. The membership requirements are proposed to change from 4 business owners/operators in the Downtown, one from each quadrant, to 2 business owners/operators in the Downtown District and 2 business owners/operators in the Downtown District OR Electors at large.

Clinics were discussed. Staff is proposing reclassifying clinic from a Principal Permitted Use to a Conditional Use in the C-2, C-3, C-3A, C-4, and D-1 zoning districts.

Punctuation was fixed in the C-1 and D-1 zoning districts to clarify churches as Conditional Uses.

Height regulations are not addressed in the D-1 and C-2 zoning districts. The proposed changes allow a principal or accessory structure to be 3 stories or forty feet, whichever is lower, except when authorized as a Conditional Use by Planning Commission.

Scott Lepsky, seconded by Ron D’Epifanio, motioned to approve the proposed changes to Site Landscaping, Security Bars, Design Review Committee Membership, Clinics, Churches as Conditional Uses in the C-1 and D-1 zoning districts, and Height Regulations in the D-1 and C-2 zoning districts as submitted, and Rope Lights, with the added language referencing “tape” lights and similar products. Motion carried 7-0.

Scott Lepsky, seconded by Bill Woeste, motioned to approve the proposed code changes to metal roofs on accessory structures, with the added language “without exposed fasteners”. Motion carried 6-1, Ron D’Epifanio dissenting.

Scott Lepsky praised the Development Services Department for their hard work with regard to the proposed code changes and to the Commission for their teamwork.

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

Bill Woeste reported that October 5 is the Chamber Luncheon. He also mentioned that the Fire levy signs are being put out around the City.

Don Hassler said volunteers were needed for the Fire levy two weeks before the election.

With no further business, the meeting was adjourned.

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Scott Lepsky, Chairman

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Lynda McGuire, Secretary