

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION
JANUARY 9, 2019

Scott Lepsky called the Regular Meeting of the Fairfield Planning Commission to order. Members present: Scott Lepsky, Don Hassler, Dean Langevin, Bill Woeste, Brian Begley, and Dale Paullus. Motion to excuse Terry Senger carried unanimously.

MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting, held December 12, 2018 were approved unanimously.

OLD BUSINESS

NEW BUSINESS

Motion to add an item to the agenda carried 6-0.

Design Review Items

- **Building Addition – Telhio Credit Union – 950 Deis Dr.**

Telhio is proposing additions on both sides of its existing 2,400 square foot building, which will more than double the size to over 5,600 square feet. The main entrance will be moved closer to Wessel Dr. and the building sign will be relocated above the main entrance. The building is one story, and as part of the building addition there is an outdoor patio with a trellis that will come off of the boardroom. They will be using the same color building material as the existing, and will be introducing a lighter efis color to complement the design. An updated landscape plan was also submitted.

A representative with K4 Architecture was in attendance and spoke. Telhio plans to break ground in March, with a 6 month construction timeline. They plan to stay open during construction and have clients conduct business in a portable trailer once construction progresses. The drive thru will start off open, but will close at some point to allow alterations. Four parking spots are being added as part of the project and the branch is planning to hire an additional 8 employees. Erin Lynn, Planning Manager stated there is heavy screening around the property and between the credit union and the residential properties and they plan to add even more trees as part of the development.

Mitch Rhodus, Telhio board member was in attendance. He stated the new boardroom will be available during evening hours. City and civic groups will be able to use the space for meetings.

Scott Lepsky, seconded by Don Hassler, motioned to accept the Design Review recommendation to approve the building, building sign, and landscaping. Motion carried 6-0.

Right of Way Dedication – 2020 & 2060 John Gray Rd.

This is a city initiated right of way dedication that is necessary to construct a sidewalk between Firestone Dr. and Polo Woods Ct. A storm sewer easement also needs to be extended and is included in the submission. The existing fence is to be relocated behind the right of way line on the property with the pond (2020 John Gray Rd.). There was general discussion regarding sidewalk access from Polo Woods Ct. to Pleasant Ave. Mr. Woeste commented that this project will help with connectivity issues that were discussed during the Fairfield Forward meetings.

Scott Lepsky, seconded by Bill Woeste, motioned to approve the dedication as submitted. Motion carried 6-0.

Replat and Right of Way Dedication – 5709, 5731, 5753 River Rd.

This is another city initiated right of way dedication and replat that is necessary to add another entrance into Marsh Park and to allow a bike path to be constructed on property that the city is purchasing from the Law family. There is a lot split involved to add more acreage to the Law property and there will ultimately be just two parcels after the split and lot combination. The right of way on these properties currently runs to the center of the road; there will be approximately 45 feet of right of way dedicated.

Scott Lepsky, seconded by Dale Paullus, motioned to approve the replat and dedication as submitted. Motion carried 6-0.

REPORTS/STUDIES/GENERAL DISCUSSION

Dale Paullus reported that engineering of Phase 1 of Harbin Park is in the works. The dog park is currently under construction. The Parks Department is undergoing reorganization.

Bill Woeste reported that the Opiate Task Force is holding a public meeting at the Fairfield Christian Church on Symmes Rd. tomorrow night to discuss the Bloodborne Pathogen Program.

Greg Kathman stated that the proposed grocery store application that the Commission heard at their last meeting will be going to City Council for the second reading on Monday, January 14 at 7:00 pm. He said the applicant may be there to present their case to the Council.

Erin Lynn stated that there will be a Public Hearing with City Council on February 11 to hear a rezoning petition to rezone a property on Muhlhauser Rd. from PUD to M-2.

Motion to adjourn carried unanimously.

Scott Lepsky, Chairman

Lynda McGuire, Secretary