

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION
APRIL 10, 2019

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

MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting, held February 27, 2019 were approved unanimously.

OLD BUSINESS

NEW BUSINESS

Minor Modification to the Olde Winton PUD – Old Winton Subdivision

The Homeowner's Association (HOA) has submitted an application to install sections of 6 foot tall, white vinyl privacy fence in various areas of the subdivision. Erin Lynn, Planning Manager, stated the easement language in this subdivision does not allow structures to be placed in utility easements. The Planning Commission must waive that restriction. Location "B" on the aerial provided to the Commissioners (attached) is no longer being requested, due to concerns from one of the homeowners whose yard the fence would be located. Location "A" fencing will be located on the ridge of the rear portion of the detention basin, to block the view of the car lot that abuts the property. Trees have recently been removed between the car lot and the subdivision and the car lot is much more visible now, especially in the winter when the trees do not have leaves. Location "E" is at the rear of the property south of the retention basin. The homeowners have already constructed a mound and planted evergreens to try and block the car lot; they want to construct the fence behind the evergreens. Location "C" is at the terminus of the southern alley near Winton Rd. They want to replace an existing wooden split rail fence. Location "D" is located in the same alley, east of Location "C". The fence is intended to screen a retaining wall at a house in the Winton Meadows Subdivision that backs up to the alley. Ms. Lynn stated that the alley and the property line are about a foot apart and there does not appear to be room to install a fence. Buffer requirements were discussed. Ms. Lynn explained that the zoning code has buffer requirements for incompatible land uses, such as the subdivision and used car lot. The code is written such that the use that is introduced is responsible for the buffering. Since the car lot existed when the subdivision was built, the developer of the subdivision would have been responsible for buffering.

Rex Richardson, Vice-President of the HOA, was in attendance. Mr. Lepsky asked him if the fences at “A” and “E” will run together or if they will be disjointed as the aerial depicts. Mr. Richardson said there is too much of an elevation drop between the ridge of the basin and the neighbor’s yard for them to run together. Location “D” fencing to screen the retaining wall was discussed. Ms. Lynn informed Mr. Richardson that there is likely not room to plant evergreens where they are proposed because they are too close to the property line. There was discussion regarding notification of the homeowner where the wall is located. They were not notified of the meeting. Greg Kathman, Development Services Director, said the HOA has previously discussed the issues they have with the owner of the retaining wall and they have not been able to work anything out. Location “C” fencing is intended to stop cars from driving through to Winton Rd. It was suggested that they add a couple of shrubs in front of the fence to soften the look. Mr. Lepsky verified again that the fence at location “B” is officially no longer being considered. The proposed fence would have been half on the Lipps’ property and half on the property that abuts their property. The original intent of the fence was to alert people that the road ends there and to prevent people from driving through.

Betty Lipps’, mother and power of attorney of the gentleman that lives at 5010 Winton Rd., was in attendance and spoke. She stated the yard gently sloped down before the alley was extended, and now it is a steeper five foot drop-off. There is also a car that often parks in the alley, which is partly on her son’s property. She also has concerns about residents of the subdivision walking their dogs on the property. She does not support the single panel of fencing that was proposed; she wants more fencing added.

The car lot owners were in attendance and spoke. They are supportive of the fencing. One of the owners said the HOA is not cleaning up the debris from trees on their property and it is damaging their cars that are near there. He said he spoke to the Anzalones (property owners of fence Location “E”) before they constructed their home and warned them they would possibly be able to see the cars from their property. They also voiced concerns about the property they own on Winton Rd. with regard to drainage. Mr. Lepsky told him that the Planning Commission is only discussing the fence request and should speak with the HOA about their concerns.

Jack and Linda Anzalone, 5630 Olde Winton Ct., spoke. They built their home with the understanding that they wouldn’t be able to see the car lot behind the foliage. They have already spent \$4,000 to build a berm and landscaping to try and screen the cars.

Mr. Richardson said he met with the people that own the car lot and they have worked together in the past. Basically, the two uses are incompatible. The HOA will continue to work with them.

Scott Lepsky, seconded by Bill Woeste, motioned to approve fencing locations “A”, “C”, “D”, and “E”, with the recommendation that shrubs are added in front of fence location “C”. Motion carried 6-0. Mr. Richardson was reminded that permits are required for the fencing.

Building Façade Approval – 4684 Castleton Dr.

An application was submitted to construct a new house at this address. Ms. Lynn discussed the new code requirement regarding infill housing. New homes now require Planning Commission approval to ensure the size and building materials are compatible with the surrounding houses. This particular lot is encumbered by easements and a private drive; the house will sit at the back of the lot. The existing homes surrounding were built in the 40s and 50s. The proposed home will be bigger, but looks nice and will fit in with the surrounding houses.

Scott Lepsky, seconded by Bill Woeste, motioned to approve the building façade. Motion carried 6-0.

Design Review Update

Ms. Lynn informed the Commission that a face change was approved at 500 Wessel Dr. to change the word “Roc’s” to “Berd’s” and to relocate signage to the side of the building that faces Wessel Dr.

Election of Officers & Approval of Policies and Procedures

The following officers were elected: Chairman (Scott Lepsky), Vice-Chairman (Don Hassler), Secretary (Lynda McGuire), Representative to the Board of Zoning Appeals (Scott Lepsky), Representative to the Design Review Committee (Don Hassler), OKI Representative (Greg Kathman). The 2019 Policies and Procedures were approved as submitted.

REPORTS/STUDIES/GENERAL DISCUSSION

Dale Paullus reported the board conducted Environmental Commission and Arts Commission interviews.

Motion to adjourn carried unanimously.

Scott Lepsky, Chairman

Lynda McGuire, Secretary