

**MINUTES OF A REGULAR VOTING MEETING OF THE**  
**FAIRFIELD PLANNING COMMISSION**  
**MAY 8, 2019**

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

**MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting held April 10, 2019 were approved unanimously.

**OLD BUSINESS**

**NEW BUSINESS**

**Building Façade Approval – Infill Housing - 1803 Resor Rd.**

The existing, dilapidated home was demolished at this address and an application to construct a new home was submitted. A lot combination was performed to widen the lot. The lot is still non-conforming, because it does not meet the lot width requirements, but it does meet the setback requirement. The proposed home is a farmhouse style with a wraparound porch. The building materials will consist of vinyl siding. There is not a garage shown on the plans. Erin Lynn, Planning Manager, stated the home will blend in nicely with the surrounding properties.

Kyle Kramer, owner of the property, was in attendance. He plans to construct a detached garage at a later date.

Scott Lepsky, seconded by Dale Paullus, motioned to approve the elevations as submitted. Mr. Senger and Mr. Lepsky commented that the new home will be a nice improvement to the area and thanked the applicant for his efforts.

**Conditional Use – Church – Casa de Restauracion – 7060 Fairfield Business Dr.**

An application was submitted to operate a church at this address. The church is currently located on Mack Rd. in an office condo. The applicant also runs a Christian bookstore in Reigert Square and would like to relocate the bookstore to this space and operate it as an accessory use to the church. Letters were sent to the surrounding tenants notifying them of the meeting. There are several other tenants in the center, including another church. Mr. Hassler asked about the letter

that was submitted by CFC-Solar, another tenant in the strip center. The letter expressed concern about the parking and requested the same conditions of approval as the previously approved church. Mr. Lepsky clarified that the bookstore is still an accessory use even if it is open when the church is not.

Jane Hernandez, applicant, was in attendance. She stated that they will sell only Christian books at the bookstore. The bookstore hours during the summer are 10 am - 7 pm Monday to Friday, closed Wednesday, and 10 am – 6 pm Saturday, and during the school year 10 am – 3 pm Monday to Friday, closed Wednesday, and 10 am to 6 pm Saturday. There was discussion regarding the bookstore. There is never more than one car at a time; the business is intended for mostly for members of the church. She stated she only wants a small window sign for advertising. The church is open the same days and hours as the bookstore. While the church is open during daytime hours, it will be mostly for one on one counseling. There will be no activities during the daytime hours; activities are all after 5:00 pm. The congregation consists of approximately 60 adults and 20 children. Their occupancy load is 278 people. Mr. Begley said he is not concerned about parking during the week, but is concerned about the weekend. Ms. Hernandez said her members will be parking in the back of the lot. They are required to provide 30 parking spots.

Scott Lepsky, seconded by Dean Langevin, motioned to approve the conditional use with the following conditions:

1. A Certificate of Occupancy is required to be obtained from the Fairfield Building Division prior to occupying the building. Any interior construction will require architectural drawings and a building permit.
2. The conditional use is for Casa de Restauracion to operate as a church and is non-transferrable.
3. All worship, choir and/or music activities, or other church-related activities shall occur on the weekends or after 5:00 pm weekdays (Monday-Friday).
4. The church shall not operate a daycare center on premise.
5. If a bookstore is proposed, it shall be limited to the 815 square foot lobby areas as shown on the floor area plan. The bookstore shall operate in conjunction with the church only and shall be incidental to the church. The bookstore shall sell only religious books. No on-site advertising or signage for the bookstore is permitted, except for a small window sign.

Motion carried 6-0.

Minor Modification to the Stockton Station PUD – Caruso’s (Former Spinning Fork) – 6765 Dixie Hwy.

An application for a minor modification to the Stockton Station PUD to change paint color has been submitted. This location is the former Spinning Fork Restaurant. The new owners were not aware they had to get approval from the Planning Commission to paint the building. The Spinning Fork had a signed development agreement that requires building color and materials to be approved by the Planning Commission. The new color is a bluish-gray with black trim. There is also new signage that is proposed. Some landscaping has been removed that screened the parking lot; Ms. Lynn met the applicant in the field, and they agreed to replace the bushes.

Rahim Shweti was in attendance. He took over the property in mid-January. They would like to open in the next few weeks. He is planning to have 6 more bushes installed to screen the parking lot. Mr. Hassler asked if they plan to paint the back addition portion of the building where it is white. Mr. Shweti said the material there is different and will weather faster. He is looking into installing a decorative fence and trees to screen the annex area.

Scott Lepsky, seconded by Dale Paullus, motioned to approve the new paint color as submitted. Motion carried 6-0.

Motion to add an item to the agenda carried unanimously.

Dedication Plat – JB Diesel - 8300 Seward Rd.

This property is located just south of the railroad tracks on Seward Rd. They are constructing a new building on the property, and when new development comes in, they are required to meet the right of way requirements of the Thoroughfare Plan. 10 feet of additional right of way is being dedicated with this plat.

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

**REPORTS/STUDIES/GENERAL DISCUSSION**

Dale Paullus reported that the assignments of the Parks Board remained the same. At the next meeting they will vote on the new dog park name. No drones are permitted on Parks property until a policy is created. Harbin Park phase I is being pushed back due to water main repairs.

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Brian Begley reported that Saturday is prom. May 25<sup>th</sup> is Graduation and school ends that week.

Terry Senger reported that Hogan Field is getting a historical marker.

Erin Lynn reported that the Comprehensive Plan is currently being written. The committees will be meeting again soon and various sections of the plan will be brought to Planning Commission for discussion and input.

Motion to adjourn carried unanimously.

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Scott Lepsky, Chairman

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Lynda McGuire, Secretary