

**MINUTES OF A REGULAR VOTING MEETING OF THE**  
**FAIRFIELD PLANNING COMMISSION**  
**MAY 26, 2021**

Scott Lepsky called the Regular Meeting of the Fairfield Planning Commission to order. Members present: Scott Lepsky, Don Hassler, Martin Medler, Melissa O'Brien, Bill Woeste, and Brian Begley. Motion to excuse Gwen Ritchie carried unanimously.

**MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting held May 12, 2021 were approved unanimously.

**OLD BUSINESS**

**NEW BUSINESS**

I. Conditional Use – Mercy Health – 544 Patterson Dr.

An application has been submitted for conditional use approval to operate a medical office clinic in the D-1 zoning district in the building where Planet Fitness was previously located. Mercy Health currently operates two medical offices in the downtown, located on Wessel Drive and Sandy Lane. The Sandy Lane office would close and relocate to this location. They have signed a 12-year lease on this building. New signage and other minor exterior changes were approved by the Design Review Committee on May 20. The entire building is going to be painted a cream color with taupe accents. The metal awning and accents are not being replaced and will remain green. Windows are being added to both sides of the building. Signage will consist of illuminated channel letters on the building, and a sign panel in the existing off-site sign located on Aldi's property. The Design Review Committee required the base of the light poles in the parking lot be painted. There was discussion at Design Review as to whether or not one light pole would provide enough lighting for the parking lot. A photometric plan for the parking lot was requested to be submitted to be reviewed at this meeting. The applicant intends to replace the older light pole with a newer quad light pole. Erin Lynn, Planning Manager, suggested a condition of approval that the new light pole cannot exceed the height of the newer pole light in front of Aldi. Mr. Woeste stated that if there was enough light for the Planet Fitness, there should be enough light for Mercy.

Josh Walters, with Cushman Wakefield and representing Mercy, was in attendance. He stated that Mercy is relocating to this building because it is bigger than the Sandy Lane location and they can offer outpatient lab service onsite. Mercy is responsible for the interior tenant fit out, and the landlord is responsible for the exterior work. They plan to seal coat and stripe the parking lot. He added that canopy lighting is being added to the storefront. There should be plenty of

lighting for the parking lot. Physician parking will be in the back of the building. The security lighting is being added in that area and will consist of standard wall packs. He discussed the photometric plan at length. According to the plan, one light pole will provide adequate lighting for the lot. The new Aldi light pole is 30 feet tall; the new light the applicant was planning to install is 35 feet tall, but can be lowered to match the pole for Aldi. Mr. Lepsky said he thinks that Mercy is a perfect fit for the area and the use follows the Fairfield Forward Comprehensive Plan.

Scott Lepsky, seconded by Don Hassler, motioned to approve the conditional use, with the condition the new light pole is the same height as Aldi's light pole. Motion carried 6-0.

II. Design Review Committee Items

- Face Change – Nelson's Popcorn Land – 5094 Pleasant Ave.
- Face Change – Marie's Beauty Supply & More – 5080 C Pleasant Ave.

Both of the face changes were heard at the Design Review Committee meeting on May 20. Both applicants submitted signs with white backgrounds and plain black lettering. Because the applicant agreed to revise the signs, the Design Review committee deferred approval to Planning Commission. Nelson's Popcorn Land revised their sign to a yellow background with black lettering in an easier to read font and popcorn kernels. Marie's Beauty Supply & More kept the black lettering and font, but revised the background from white to a light purple. The Design Review Committee asked that window signage be removed from the front door at Marie's for security purposes. Christopher Nelson, applicant for both signs, was in attendance. He plans for both stores to be open either 10:00 or 11:00 am to 6:00 or 7:00 pm. Both stores plan to be open around June 10.

Scott Lepsky, seconded by Martin Medler, motioned to approve the signage at Nelson's Popcorn Land as submitted. Motion carried 6-0.

Scott Lepsky, seconded by Brian Begley, motioned to approve the signage at Marie's Beauty Supply & More as submitted, with the condition that the window signage is removed from the front door. Motion carried 6-0.

**REPORTS/STUDIES/GENERAL DISCUSSION**

Mr. Begley reported that graduation is this Saturday at the Cintas Center. It will be held in two shifts.

Mr. Woeste reported that Pacific Manufacturing is expanding and building a new building. They have about 900 employees, making them one of the largest employers in Fairfield.

Ms. Lynn reported that the city is applying for a federal grant to install sidewalks on N. Gilmore Road and Busway Lane to connect to Donald Drive for kids that live in the mobile home park in that area. High School and Freshman School students will also be able to walk to the stadium. Mr. Begley expressed appreciation from the school board.

Motion to adjourn carried unanimously.

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Scott Lepsky, Chairman

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Lynda McGuire, Secretary