

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION
JULY 24, 2019

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

MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held June 12, 2019 were approved unanimously.

OLD BUSINESS

NEW BUSINESS

Replat – 630 Commerce Center Dr.

An application for a dedication plat was submitted for 630 Commerce Center Dr. for the purpose of vacating a temporary access easement and a private utility easement. A new lot number will also be assigned. In 2017, a dedication plat for this property was approved for right of way dedication purposes and at that time these easements remained. The private utility easement that is to be vacated is left over from an old easement that ran through several properties that have since been developed and easement vacated. At one time, the roadway on Commerce Center Dr. was possibly going to be extended; the temporary access easement being vacated was intended to be used for a temporary turn-around area. A permanent turn-around located elsewhere was installed as this property developed.

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

Conditional Use – Jesus Arena Ministry – 5951 Boymel Dr., Unit 3

An application was submitted for conditional use approval to permit the operation of a church in the C- 3 zoning district. The church will be located in a first floor space of the strip center located at 5951 Boymel Dr. If approved, this will be the third location of Jesus Arena Ministry. There are also locations in New York and Columbus. The congregation is small; 5-10 people now, but they hope to grow to 75-100 people. They plan to hold Saturday and possibly Sunday evening services and one day during the week for classes. They do not plan to hold Sunday

school classes initially, but when they do, they will be held in the morning. They will not operate a daycare out of the church; they had not planned to and they are not permitted according to their lease agreement. Latoya Whittle, representative from the church, and Barb Howell, representative for the owner of the building were in attendance. Ms. Howell stated that the space the church will be leasing is 3200 square feet. The walls in the space are temporary partition walls that can be moved easily. There was discussion regarding holding the services on Saturday nights and whether the Ms. Whittle was concerned about the strip center being busy. Ms. Whittle stated there is plenty of parking available and they chose a space as far away from Receptions and the other church specifically so they wouldn't be competing for parking spaces on busy weekend nights. Mr. Woeste asked if they planned to host wedding receptions or parties at the church. Ms. Howell said those types of events are not permitted per the lease agreement. Ms. Lynn asked if the church planned to hold choir or band practices and reminded them that the strip center backs up to a residential neighborhood. Ms. Howell indicated that there was also a noise clause in the lease.

Scott Lepsky, seconded by Don Hassler, motioned to approve the conditional use application with the following conditions:

1. No daycare is permitted.
2. No rental of the facility for parties or receptions is permitted.
3. Days of services are Saturdays and Sundays.
4. The church must be cognizant of the residential neighbors with regard to noise.

Motion carried 6-0.

REPORTS/STUDIES/GENERAL DISCUSSION

Design Review Update

1. Kroger Signage – 560 Wessel Dr.
2. Toor Petroleum Addition – 5040 River Rd.
3. Parlor twenty-three Signage – 765 Nilles Rd.

Ms. Lynn reported that there will be a Comprehensive Plan final presentation at the Council-Manager Briefing on September 9. On September 24, there will be a public open house of the plan at the Community Arts Center. The steering committee met this morning to review three draft sections of the plan.

Dale Paullus reported that the bid package for Phase I at Harbin Park is out. Boating at Marsh

Planning Commission Meeting

July 24, 2019

Page 3 of 3

Lake has been popular since its inception.

Terry Senger informed the Commission that there is a radio control airplane event at the Butler County Regional airport the first weekend in August.

Motion to adjourn carried unanimously.

Scott Lepsky, Chairman

Lynda McGuire, Secretary