

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION
AUGUST 25, 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, Brian Begley, and Gwen Ritchie.

MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held May 26, 2021 were approved unanimously.

OLD BUSINESS

NEW BUSINESS

I. Conditional Use – Motor Vehicle Service Facility – 2020 Bohlke Blvd.

An application was submitted by Amar Nagpal, to operate a motor vehicle service facility in the M-2 zoning district. The property is located on a 3.3 acre vacant parcel at the corner of Bohlke Blvd and N. Gilmore Road. The parcel is encumbered by Texas Gas and Duke easements. The applicant is proposing to construct a 6,400 square foot building with 30 parking spaces in Phase I of the project. Phase II will include 48 additional parking spaces. Ms. Lynn stated that, after meeting with the applicant yesterday, she understands that he operates a freight/logistics company. The building will house a freight/logistics office for dispatch and freight broker staff and a small garage area for minor service, oil changes, etc. The vehicles that will be serviced will be owned by the applicant and his vehicles will be stored on the property when not in use. The applicant indicated that in the future, he may also offer to service outside vehicles. There are four curb cuts proposed on the plan; the curb cut on N. Gilmore Road will not be permitted. Curb cuts are required to be at least 300 feet from an intersection, per code requirements. Two of the curb cuts proposed on Bohlke Blvd are within 300 feet of the intersection. The M-2 zoning district does not specifically mention motor vehicle service facilities, but does allow the more intense motor vehicle repair garage as a conditional use. Erin Lynn, Planning Manager, informed the Commission that this plan is for conceptual approval of the use and a more detailed plan, showing landscaping and the architecture of the building would be required to be submitted. There was discussion regarding the Public Works and Public Utilities Departments review of the plan. Both departments have weighed in on the conceptual plan and a full review will be done of more detailed plans if the project is approved. Ms. Ritchie asked if the existing swale was large enough for the amount of pavement that is planned. Greg Kathman, Development Services Director, stated that a regional detention basin was constructed when the industrial subdivision was built and it should accommodate the additional run-off.

The applicant Amar Nagpal was in attendance. He distributed to the Commission a written business plan/description of his company. His companies are called Maruti Logistics & Liberty Solutions Logistics. He currently rents space on Symmes Road and hires mechanics to come and service his vehicles when necessary. He stated that 90% of his trucks are over the road and 10% are local. The majority of his trucks are refrigerated for hauling perishable items. They do not handle any hazardous materials. He has 15 trucks and 20 trailers and plans to employ 10 drivers. There will be 10 mechanics for repair work and 15-20 dispatchers and freight brokers. He stated that Phase I of his project only creates 30 parking spaces; it will be another 1-2 years before he will be able to add the extra 50 parking spaces shown on the plan. If he is able to service outside vehicles, those vehicles will be able to park their trucks in the lot while they wait for repair. Mr. Medler asked if he planned to lease extra parking spaces to other businesses. He said yes, if they have the capacity in the future. Mr. Medler asked if his business consisted mostly of logistics or motor vehicle service repair. He replied that it was mostly logistics. Truck traffic was discussed. Mr. Nagpal stated there would not be a lot of traffic and there were no specific times the trucks would be coming or leaving the facility since his trucks are mainly over the road.

Mr. Lepsky said that it sounds like the use they applied for, a motor vehicle service facility, is not actually what they intend to operate at this location. The primary use that has been described is a logistics facility. Based on this, he does not think the Commission should even consider the application. Ms. Lynn stated that in the M-2 zoning district, the code specifies that parking must be accessory to the primary use; parking appears to be the primary use for this project. Mr. Kathman stated that the office receives calls almost daily from people who want to park vehicles on industrial property in Fairfield. The zoning code does not specifically address truck parking as a use, however the code is permissive; if the use is not specifically mentioned, it's generally not a permitted use. Mr. Woeste said that if they approve this use, they will be setting precedent for future applicants. The upcoming zoning code rewrite should address these types of businesses and where they may be appropriately located.

Scott Lepsky, seconded by Don Hassler, motioned to deny the conditional use application. Motion carried 7-0.

II. Minor Modification of the Emerald Lake PUD – Emerald Lake Subdivision

The applicant requested to table this application. The applicant is tentatively planning to present the application at the September 22 meeting. Mr. Lepsky discussed tabling the item or removing it from the agenda. Mr. Woeste stated he would be in favor of removing the application from the agenda.

Scott Lepsky, seconded by Don Hassler, motioned to remove the application from the agenda. The applicant can resubmit once their application is complete. Motion carried 7-0.

III. Design Review Committee Update

- New Signage – The Bianca Rose Salon – 740 Nilles Rd.

An application has been submitted for new signage on the building awning and ground sign. White lettering will be added to the existing building awnings. The existing ground sign will be painted black and the reader board will be replaced with black panels with white lettering. The existing shingle roof over the ground sign will be replaced with black metal. The sign will be externally illuminated.

IV. Conditional Use Six Month Review – Jarv Auto Repair– 160 Donald Drive, Unit B

A conditional use was approved for Jarv Auto Repair at the January 27, 2021 Planning Commission meeting. One of the conditions of approval was that a six-month review was required. The applicant, Juan Rocha, was not in attendance for this meeting. Ms. Lynn stated in her Staff Summary, that three of the conditions of approval had not been satisfied. The paint booth at this location has not been issued a permit to operate. Ms. Lynn stated that the building permit application was submitted in November of last year, but the Building Official required several revisions to the plans, and to date, revisions have not been submitted. The applicant has previously informed staff that he does not use the paint booth; he takes the cars offsite to be painted. There is no evidence the paint booth has been in operation per Fire Department and Building Department inspection. Ms. Lynn discussed the other conditions of approval. The cars are parked in an orderly manner on the site, but she was not able to actually see if the lot was striped. The fabric screening that is on the chain link fence was to be removed and replaced with something more durable. To date, the fabric screening is still on the fence. Mr. Lepsky suggested the Commission table the six-month review and asked Ms. Lynn to inform the applicant that a vote will be held at the next meeting whether or not he is in attendance.

Scott Lepsky, seconded by Bill Woeste, motioned to table the six-month review until the next meeting. Motion carried 7-0.

REPORTS/STUDIES/GENERAL DISCUSSION

Ms. Ritchie reported the Parks Board met at Harbin Park to discuss the new playground and splash pad that will be attached to the new shelter. The new multipurpose path is complete and residents like it and are using it. The mountain biking signs are being replaced due to vandalism. Discussion was held regarding golf course maintenance. Budget limitations and staffing issues are directly affecting the level of maintenance.

Mr. Begley reported that school started. Masks are a hot topic.

Mr. Woeste reported that City Council welcomed 4 new paramedics to the Fire Department. The City Manager search continues.

Ms. Lynn reported that staff met with the consultant that is assisting with the Zoning Code update. The consultant wants to meet with the Commission this Fall, either before or after a meeting. More details are forthcoming.

Mr. Kathman reported the industrial market is hot. The two buildings at Fairfield Commerce Park have been completed; a third has been started. Hilco Manufacturing will be locating to one of the new buildings, bringing many high paying jobs. Pacific Manufacturing and Art Metals are expanding. Mercy Health is consolidating some offices and relocating to the old Planet Fitness building on Patterson Drive. The new Panera on Dixie Highway opened last week.

Ms. Ritchie asked for an update on Garden's Alive retail store. The store is in operation. There was discussion regarding out of town owners purchasing strip malls in the city. It is an ongoing battle with the landlords and Zoning staff.

Motion to adjourn carried unanimously.

Scott Lepsky, Chairman

Lynda McGuire, Secretary