

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION
AUGUST 28, 2019

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

MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held July 24, 2019 were approved unanimously.

OLD BUSINESS

NEW BUSINESS

Service Drive Waiver – Shared Harvest Foodbank - 5901 Dixie Hwy

An application has been submitted for a request to waive a portion of the service drive connection at 5901 Dixie Hwy. Shared Harvest Foodbank is selling the front three acres of their property to create three outlots for development. The lot that is located the farthest south will be utilized entirely for a retention basin. The parcel located adjacent to the Shared Harvest driveway is proposed to be a freestanding Panera restaurant with a drive-thru that will be relocating from Kolb Drive. The existing full-service driveway that Shared Harvest uses will remain and will be used by both the new businesses and Shared Harvest. There is a new right-in/right-out drive that is proposed north of Production Drive which will also serve both new lots. Erin Lynn, Planning Manager, discussed the service drive plan. The plan was developed in the 1970s and has been amended several times; most recently in the 1990s. The Shared Harvest portion of the plan was amended in 1998 to move it closer to Route 4 to make the front of the property more marketable for development. To date, the service drive is not completely constructed. There are gaps in the drive; the intent was to have the private sector construct it as properties developed or redeveloped, but some of the properties have never redeveloped. The Wyler property adjacent to Shared Harvest constructed their portion of the service drive and placed it into a private easement that would be made public when the service drives to the north and south of their site were constructed, which has yet to occur. The City Engineer indicated via email that it would be difficult to finish the entire service drive because there would be significant hurdles to developing this portion due to properties not redeveloping and lack of a connection point to S. Gilmore Road that is safe. A light at Production Drive was discussed for this project, but the City Engineer did not support the installation of one at this location because of the close proximity of

two other traffic lights. Ms. Lynn stated that the approved exit from the service drive is at S. Gilmore Road and Parkland Hills Drive. Due to changing conditions and development in that location, this is no longer a safe option. A couple Commissioners expressed concern about the lack of a traffic light at this location and about cars turning left onto Route 4.

Anne McBride was in attendance and spoke. She stated her client met with Ben Mann, City Engineer, when they were in the early planning stages of the project. They discussed aligning the entrance drive with Production Drive and installing a traffic signal, but Mr. Mann did not support an alignment or light at this location. He also did not want the entrance drive aligned with Production Drive. He indicated that he didn't see connecting the service drive in that location as feasible, because even if they constructed it in that location, the current design exiting to S. Gilmore Road will no longer work. In her opinion, the location of the proposed basin is the best location due to the natural flow of water in that area. There was discussion regarding the right-in/right-out design of the second curb cut in from Route 4. It will be a "porkchop" design and does a good job of deterring left hand turns.

Mr. Lepsky asked if it was staff's belief that the 1990 Service Drive Plan was obsolete. Mr. Kathman replied that the City Engineer and the Development Services Director believe it is obsolete. He said this parcel has been looked at several times over the years for development, but all of the interested parties have walked away due to the service drive requirement and no traffic light. Ms. McBride stated that the City Engineer won't let them follow the existing plan anyway, as the existing Service Drive Plan shows the drive aligned with Production Drive. Ms. Lynn said she has concerns with where the service drive ends on S. Gilmore Road and Parkland Hills Drive. Mr. Hassler said he is concerned that if they waive the service drive tonight, they will not be able to renegotiate the installation at a later date. Mr. Begley said he is not willing to lose the potential development now to follow a 30 year old plan that looks like it will no longer be feasible.

Scott Lepsky, seconded by Terry Senger, motioned to approve the service drive waiver based on Staff and the City Engineer's input that the current plan is basically obsolete. Motion carried 6-0.

Terry Senger excused himself at 6:40 pm.

Conditional Use – Clinic – 925 Deis Dr. Unit A

An application was submitted for conditional use approval to operate a urology clinic in the D-1 zoning district. There are two buildings located on this parcel known as Liberty Green; the back building currently houses a daycare and the clinic is proposed to locate in the front building. A

CPA office was previously at this location, but they outgrew the space. The building is located in the Village Green PUD and has a development agreement that regulates building design and materials, landscaping, and signage. Parking requirements were discussed. The CPA office ratio was 1 parking space per 100 square feet of area; doctor's offices require 1 parking space per 75 square feet of area. There are a total of 54 parking spaces shared by the two buildings, via a cross access and parking easement.

Dan Scharf, CFO and counsel for The Urology Group was in attendance and spoke. Doctors will see patients on the first floor and the basement will house staff lounges and offices. There will be 16 full time employees that work at this office, but they will not all work on the same days or shifts. 80-100 patients are expected to be seen a day. The average visit will last approximately 10 minutes. They are planning an early January move-in date. He stated that parking is always one of their main concerns and they think there is plenty of parking at this location.

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

1. A building permit shall be obtained from the City prior to commencing renovations.
2. A Certificate of Occupancy shall be obtained from the City prior to operating the business.
3. Any proposed signage requires approval from the Design Review Committee prior to installation.

Motion carried 5-0.

REPORTS/STUDIES/GENERAL DISCUSSION

Joe Schwarz was in attendance and addressed the Commission to obtain their thoughts on the possibility of constructing two self-storage units in the D-1 zoning district. He wanted to see if they would generally be in favor of supporting a conditional use before he had official plans drawn up. The parcel is located behind Arby's on Nilles Road and Burger King on Pleasant Avenue. The parcel is land locked, but has cross access easements. The parcel is surrounded by other land locked parcels, one of which already contains a self-storage building. Ms. Lynn stated that, because the parcel is located in the Downtown zoning district, design guidelines would have to be followed, and recommend the following: brick, landscaping, on-site drainage, limited signage, no chain link fencing, and security lighting. Mr. Schwarz indicated that the doors to the building would be facing interior, with brick on the south side of the south building and landscaping. The buildings will have pitched roofs and will house 18 units each. The Commission was generally favorable to the idea of the two storage buildings as described and presented. Mr. Schwarz will be submitting an application with plans in the near future.

Dale Paullus asked Staff what the definition of “abandoned building” was and if anything can be done to address them around the city. Mr. Kathman stated that vacant, unmaintained properties are maintained by the city, and a lien is placed on the property. He said it may be worth reviewing the current assessment amounts for future changes. Mr. Paullus reported that the dog park is on track for a September grand opening. The fishing lake will be open until October. The Harbin Park renovation is on hold until 2020.

Erin Lynn reported that on September 9 at 6:00 pm Staff would be presenting the updated Comprehensive Plan at the Council Manager Briefing. She hopes to mail out the Executive Summary to the Commission on Tuesday.

Motion to adjourn carried unanimously.

Scott Lepsky, Chairman

Lynda McGuire, Secretary