

**MINUTES OF A REGULAR VOTING MEETING OF THE**  
**FAIRFIELD PLANNING COMMISSION**  
**SEPTEMBER 25, 2019**

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

**MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting held August 28, 2019 were approved unanimously.

**OLD BUSINESS**

**NEW BUSINESS**

**Minor Modification to the Village Green PUD – Fencing – 415 Glade Ct.**

An application has been submitted for a minor modification to the Village Green PUD to allow the construction of two 8 foot sections of 4 foot tall lattice fencing to provide privacy for the back patio. The fencing is proposed to be beige to match the house. In 2012, the owner at 213 Zack Court asked for and received permission for the exact same kind of fence. Erin Lynn, Planning Manager, gave a brief history of the fencing permitted in the subdivision. Initially only split rail fencing was permitted; in 1998, hot tub screening was allowed. In 2012, it was decided that patio screening without a hot tub would be reviewed on a case by case basis.

Mary Kerns, homeowner, was in attendance and spoke. She wants a little bit of privacy and the fence will be pretty.

Terry Senger, seconded by Dean Langevin, motioned to approve the minor modification to allow fencing as submitted. Motion carried 5-0

**Conditional Use and Design Review - Self-Service Storage Facility– 5175 Pleasant Ave.**

An application was submitted for conditional use approval to construct and operate a self-service storage facility in the D-1 zoning district. The property is located behind both Arby's and Burger King and is landlocked. There are crossover access easements in existence that provide access to the property. There is currently an existing storage facility on the property located directly north of the subject property that was granted conditional use approval back in the 1980s. There are

two storage buildings proposed with the doors facing interior. Both buildings will have hip roofs with gabled roof end caps on the southern building. The south side of the southernmost building and the east and west end caps of both buildings will be brick. The interior and north side of the northernmost building will be painted block. A landscape plan that consists of Blue Spruce trees, Arborvitae, and Burning Bushes was also discussed. Landscaping will be located along the entire length of the southernmost building. At this time, there is no signage, lighting, or fencing proposed. If the applicant chooses to install a sign, a 50 square foot sign advertising the name and phone number will be permitted on one of the end caps. Wall pack lighting on the interior of the buildings will be allowed, and “wrought-iron like” black aluminum fencing will be permitted, if requested.

Joe Schwarz, applicant, was in attendance and spoke. There will be a total of 30 units. Climate control was discussed. At this time, he does not plan to include climate controlled units. He stated that if he was not granted the conditional use for the self-service storage facilities, he is not sure what else could be built there.

Bill Woeste, seconded by Dale Paullus, motioned to approve the conditional use with the following conditions:

1. The applicant shall install landscaping along the south property line that consists of Blue Spruce, Arborvitae and Burning Bush per the plan presented at Design Review. Grass shall be planted in between the buildings/pavement and property line on all other sides. Landscaping shall be installed prior to obtaining a Certificate of Occupancy.
2. Brick shall be located on the entire south side of the southernmost building as well as both the east and west sides of both buildings. The color of the brick shall be an earth tone color to be approved by Development Services Staff.
3. All other sides of the buildings that are not required to be brick shall be painted an earth tone color to be approved by Development Services Staff.
4. No signage shall be located on either building, except one non-illuminated sign not to exceed 50 square feet shall be permitted on the eastern wall of one building. Any proposed signage will require Design Review approval.
5. Any proposed security fencing shall be decorative “wrought-iron like” black aluminum, or similar. No chain link fencing is permitted.
6. Any lighting proposed shall be located on the interior side of the buildings.
7. Applicant shall submit crossover access easement agreements prior to obtaining a building permit.

Motion carried 5-0. Motion to approve the site and building design per the Design Review

Committee recommendation carried unanimously.

### **REPORTS/STUDIES/GENERAL DISCUSSION**

- Design Review Update

In addition to the previous item discussed, the Design Review Committee discussed the property at 5145 Pleasant Ave., relating to building signage and paint color. The building was painted a dark blue color with white trim around the windows and doors. The security bars were also removed from the front of the building. As a part of the condition of approval that was approved by the Design Review Committee, the security bars cannot be reinstalled. The building signage was also discussed. The building is broken up into two units; the applicant plans to run two businesses from one of the storefronts. Total allowable sign square footage for this space is 45 square feet, which includes building and pole signage. The applicants are currently maxed out with the building signage and will be required to remove the signage on the pole sign. This signage was installed without permits or applications. As part of the conditions of approval for the signage, the applicant was to have removed the pole signage and a permit for the building signage had to have been paid for and issued before the Planning Commission meeting. Neither of those things has been done and violation letters will be sent. There was discussion regarding the box truck with signage that is parked in front of the building. The applicant was asked to move the truck at the Design Review meeting, but there is nothing in the zoning code that prohibits the truck to remain on the lot, as long as it is operable and licensed. The management company does not want them to park in front of the building either and staff felt they would have more authority to remove the truck. There was discussion regarding parking on private property and the requirements. Mr. Woeste stated that staff should remind the applicant that no string lights are permitted in the windows.

- Proposed Code Changes (slides attached for reference)

a) Portable Storage Containers

Mr. Woeste asked if screening or fencing was going to be required for long term usage. He doesn't think they should be visible. Mr. Senger stated that, if not used for construction, a 90 day allowance seems too long. 30 days should be sufficient.

b) Rain Barrels

Mr. Woeste said he doesn't think they should be permitted to be on the side of the house at all. They should only be allowed in the back of the house.

c) Night Club Definition

Mr. Woeste asked if the size of the venue was taken into consideration. Bigger venues generally equal more problems.

d) Kennel Definition

e) "Motor Vehicle" Definitions

There was discussion regarding the number of vehicles permitted to be stored on the property under the "Motor Vehicle Repair Garage Definition" and "Motor Vehicle Storage Yard". Mr. Begley said he thinks 10 cars are too many; 6 cars would be a better number. Steve Wolterman, Law Director, stated that when writing the code, they arrived at 10 as a number, because anything over 10 is considered a "Junk Yard" per the definition. They wanted to be consistent with the numbering.

Dale Paullus reported that the car show over the weekend went well. The grant for the Wheeler property was also discussed.

Brian Begley reported that Homecoming is October 4.

Bill Woeste reported that the dog ordinance discussions are continuing. They have to comply with state regulations regarding breed specific bans and the related insurance requirements.

Erin Lynn thanked everyone who attended the Comprehensive Plan Open House. The Plan will be finalized at City Council soon.

Motion to adjourn carried unanimously.

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Bill Woeste, Commissioner

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Lynda McGuire, Secretary