

**MINUTES OF A REGULAR VOTING MEETING OF THE**  
**FAIRFIELD PLANNING COMMISSION**  
**OCTOBER 9, 2019**

Scott Lepsky called the Regular Meeting of the Fairfield Planning Commission to order. Members present: Scott Lepsky, Don Hassler, Dean Langevin, Bill Woeste, Brian Begley, and Dale Paullus. Motion to excuse Terry Senger carried unanimously. Terry Senger arrived at 6:40.

**MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting held September 25, 2019 were approved unanimously.

**OLD BUSINESS**

**NEW BUSINESS**

**Conditional Use – Warehouse & Distribution Center – 1195 Hicks Blvd.**

The applicant is requesting conditional use approval to operate a distribution facility out of the warehouse located at the rear of the property. The applicant was not in attendance. Erin Lynn, Planning Manager, informed the Commission that the applicant, building owner, and surrounding property owners were notified of the meeting. Steve Wolterman, Law Director, stated that staff could discuss the application with the Commissioners without the applicant present and decide whether to table, approve, or deny the application.

The property will be used to park two 53' semi-trucks and six 26' box trucks. The applicant is a subcontractor for Lazy Boy Furniture. The garage will be used for storage. Staff understands that the two semi-trucks bring in furniture and the box trucks deliver the merchandise to customers. A different tenant is going to be using the front building for retail. There may be issues with parking, since there will be two different tenants occupying the property and it is likely the semi-trucks will not have enough turning radius to maneuver safely around the property. Greg Kathman, Development Services Director, stated the Zoning Division discovered the business in operation; there are no permits issued and the Building Department was not contacted prior to the applicant occupying the space.

There was discussion regarding having both the building owner and the applicant present for the next meeting to discuss the case.

Scott Lepsky, seconded by Dean Langevin, motioned to table the request and suggest both the

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building owner and the applicant are in attendance at the next meeting. Motion carried 7-0.

**REPORTS/STUDIES/GENERAL DISCUSSION**

Greg Kathman reminded the Commission that the new dog park grand opening is on Saturday.

Motion to adjourn carried unanimously.

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Scott Lepsky, Chairman

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Lynda McGuire, Secretary