

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION
OCTOBER 23, 2019

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

MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held October 9, 2019 were approved unanimously.

OLD BUSINESS

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

Motion to remove this item from the table carried unanimously.

The applicant has requested conditional use approval to operate a furniture distribution facility out of the parking lot and warehouse at the rear of the property. The front building on the parcel will be used as a small grocery store. There are two points of access to this property, at Dixie Highway and Hicks Boulevard. The applicant received a notice of violation from the Zoning Division for operating a business without the proper approvals. They were not aware that they needed approval. There are two 52 foot long trailers and six 26 foot long box trucks that will be parked at the rear of the property. Furniture is delivered by the two semi-trailers, unloaded into the box trucks, and delivered to customers. The two semi-trailers remain on site and the box trucks return to the site overnight after deliveries. Erin Lynn, Planning Manager, stated there are concerns about the site relating to the size of the site, the delivery truck parking, and the semi-trailer ability to maneuver around the property. If there are cars parked in the lot for the grocery store, how will the semi-trailers enter the lot? The parking lot is already in disrepair; the lot may not withstand the weight of the extra truck parking and traffic. Truck maneuverability was discussed. It appears the semi-trailers back into the lot off of Hicks Boulevard. Mr. Woeste said he is concerned about the proximity of the driveway on Hicks Boulevard and the intersection at Route 4. Steve Wolterman, City Attorney, stated he experienced this issue first hand. After the last Planning Commission meeting, he was on his way home, and encountered a semi-trailer that was parked on Hicks Boulevard for over 20 minutes, while it waited to enter the lot and deliver furniture to the warehouse. This happened right before 7:00 pm.

The applicant Jennifer Moralde was in attendance and spoke. There are two deliveries per day,

Monday through Friday. One semi-trailer usually arrives around 7:00 or 8:00 pm and is dropped off. The second semi-trailer comes back around 9:00 or 10:00 pm. Around 4:30 am, the box trucks are loaded and leave to deliver the furniture. The trailers stay on site until the next day deliveries, when the process repeats.

Lan Trinh, building owner was in attendance. When asked how semi-trailers would enter the lot if there were customers parked for the grocery store, she stated that this is her first experience leasing a property and hasn't thought it through yet. The grocery store hours will be 9:00 am to 9:00 pm which is during the delivery hours for the applicant. Mr. Woeste stated the applicant and landlord haven't done their due diligence and do not know how they are going to manage the traffic flow in the parking lot. He said logistically he doesn't understand how the parking would work with both tenants. Mr. Langevin stated he is concerned about parking lot safety for grocery store patrons and their children. Mr. Paullus asked Ms. Trinh if she would be willing to repave the parking lot to withstand the additional truck parking and traffic; total 11 inches thick. A small, fenced area that is located next to the garage was discussed. Ms. Trinh offered Ms. Moralde use of that area for her box trucks. The area would have to be paved and cleaned up in order to park vehicles there. Ms. Moralde also said she can try to switch the delivery times to 11:00 pm or midnight. Mr. Langevin said he may be able to support it if the delivery time was changed.

Jolie, the person who will be opening the grocery store, was in attendance and spoke. She is concerned with the box truck that is parking behind the building. She does not know if her delivery truck will be able to get to her building.

The Commission requested staff meet with Ms. Moralde, Ms. Trinh, and Jolie to come up with a better plan for the parking lot before the next Planning Commission meeting.

Bill Woeste, seconded by Dean Langevin, motioned to table the application until the November 13 Planning Commission meeting. Motion carried 5-0.

NEW BUSINESS

Conditional Use – Spero Health Clinic – 5966 Boymel Dr. Suite 1

The applicant is requesting conditional use approval to operate Spero Health, a behavioral health clinic for substance abuse, at this location. The building consists of a 3 unit office condo; the applicant will be located in the unit on the west end of the building. The other two units currently has a church operating in them. 20-26 parking spaces are required and the lot has almost 30

available, as well as cross-over access easements for the other two lots that are a part of this office park. The unit previously housed a doctor's office. Spero Health does not dispense medication on site; they write prescriptions and offer counseling in the office. They do not plan to seek a license to dispense medication. A PowerPoint overview of Spero was provided to the Commissioners.

Mark Rappe, with Spero Health, was in attendance. Spero Health has been in operation since 2011 and is based out of Nashville. They operate 30 centers in 4 states with over 6200 patients. They offer counseling for opioid addiction and other drugs, as well as alcohol treatment. They are heavily involved in the behavioral health component of their organization, and try to see patients at least 3 times a month. Their staff will consist of 3-6 teammates; a physician or nurse practitioner, licensed drug addiction counselors, and licensed social workers. They plan to see 20-30 patients a day. They plan to be open from either 8:00 am to 4:00 pm or 9:00 am to 5:00 pm, and an occasional Saturdays from 8:00 am to 1:00 pm. One day a week they hope to stay open until 7:00 pm to accommodate those patients that work. They will take referrals from detox centers, hospitals, and court ordered patients.

Mr. Woeste asked if the current market conditions brought the clinic to this area. Mr. Rappe stated the corridor between Dayton and Cincinnati has been hit hard by drug addiction and Spero does not have facilities in this area. They also plan to market their services to nearby cities like Hamilton and Middletown. Mr. Begley said he is concerned that the clinic will not be serving primarily Fairfield residents. Mr. Rappe said they are also looking at facilities in Dayton and Cincinnati.

Greg Kathman, Development Services Director, said the problems that a similar facility in Fairfield had was patients were at the facility for 3-4 hours with breaks in between and were loitering in the parking lot and at nearby businesses. Mr. Rappe said they are very mindful of the patients and will try to police this type of activity as much as possible. There was discussion regarding methods of transportation for patients. Most patients ride buses or rideshare with family members.

A typical patient cycle starts with patients introduced to the center, receive their prescriptions, and leave to pick up their medication. They then come back to the facility to take the medication and are monitored from 2-4 hours for adverse reactions. They would then see a nurse and maybe receive counseling. They come back at a later date for group or individual counseling. The facility tries to create reasons for them to keep coming back, because if they are at the facility, then they are sober.

Security was discussed. They do not employ security personnel at their centers. They instead handle any issues with counseling; if there are patients who need a higher level of care, they are referred to an inpatient facility for detox. Parking was also discussed. There should not be any issues with the neighbors and parking, since they operate at off hours of the church. Mr. Woeste asked the applicant to get with Judge Campbell about drug court and Scott Rasmus from the Butler County Mental Health Board.

Bill Woeste, seconded by Dean Langevin, motioned to approve the conditional use with the following conditions of approval:

1. The conditional use is for Spero Health only and shall not be transferable to another owner/operator without prior approval from the Planning Commission.
2. No medication shall be dispensed on site.
3. The clinic is not permitted to board or room patients overnight on the premises.
4. The days and hours of operation shall be Monday – Friday, 8 am – 5 pm with one day extended to 7 pm, and Saturday 8 am – 1 pm.
5. A Certificate of Occupancy shall be obtained from the Building Division prior to operating.
6. The applicant shall return to the Planning Commission six months from the date the Certificate of Occupancy is issued to provide an update and address any issues that may have arisen as a result of the clinic operations. Additional conditions may be placed on the facility if warranted.
7. Patients are not permitted to loiter outside the business.
8. It is the responsibility of Spero Health to monitor their patients both inside and outside the facility to prevent disruptions to the surrounding businesses.
9. The site is to be kept free from trash and debris.

Motion carried 5-0.

REPORTS/STUDIES/GENERAL DISCUSSION

Dale Paullus reported that the first Light Up Christmas Parade is December 1. The Wheeler property grant was awarded and the city now owns the property. The budget was discussed. They are working through issues with the new dog park.

Brian Begley reported that the football team is having a good season and is undefeated.

Bill Woeste reported that City Council upheld the Pit Bull ban with a split 4-3 vote. The dog park incident will result in both parties being prosecuted.

Erin Lynn reminded the Commissioners that there is a joint public hearing with City Council on November 11 at 7:00 pm to discuss upcoming code changes.

Motion to adjourn carried unanimously.

Don Hassler, Vice-Chairman

Lynda McGuire, Secretary