

FAIRFIELD PLANNING COMMISSION

**FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVE, FAIRFIELD, OH
FEBRUARY 11, 2026 6:00 P.M.**

REGULAR VOTING MEETING **AGENDA**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES OF THE PREVIOUS MEETING

- December 10, 2025 Meeting Minutes

OLD BUSINESS

NEW BUSINESS

Conditional Use – Construction & Large Equipment Rental, Sales, and Services – Allmand Boats LLC/Contender Tools & Equipment – 9510 Seward Rd

An application has been submitted for conditional use approval to operate a construction and large equipment rental, sales, and services business in the M-2 zoning district.

Conditional Use – Motor Vehicle Rental Area – UHaul – 4781 Dixie Hwy

An application has been submitted by Great Value Furniture and Liquidation for conditional use approval for a motor vehicle rental area in the parking lot of Cobblestone Plaza, to park UHaul trucks for rent. This property is located in the C-3 zoning district.

REPORTS/STUDIES/GENERAL DISCUSSION

ADJOURNMENT

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION
DECEMBER 10, 2025

Scott Lepsky called the Regular Meeting of the Fairfield Planning Commission to order.

Members present were: Scott Lepsky, Don Hassler, Marty Medler, Missy O'Brien, Adam Kraft, Doug Robertson, and Tanner Meyers. Also in attendance were Steve Wolterman, Law Director, Greg Kathman, Development Services Director, Erin Lynn, Planning Manager, and Lynda McGuire, Secretary.

MINUTES OF THE PREVIOUS MEETING

The minutes from the 11/12/25 Planning Commission meeting were approved unanimously.

OLD BUSINESS

Conditional Use – Heritage Adult Daycare – 5060 Pleasant Ave. Unit C (Tabled)

Motion to remove this item from the table was unanimously approved.

An application has been submitted for conditional use approval to operate an adult daycare in the D-1 zoning district. Ms. Lynn gave an overview of the request. The property consists of two parcels that contain 2 acres and 2.5 acres of land and two buildings. The building where the daycare is proposed is a 4-unit building. A tax business is currently located in Unit D. A building permit application is being reviewed for a restaurant in Unit A. There is a church located in the second building on the property. Ms. Lynn discussed the floor plan of the proposed daycare and the business plan. The applicant proposes to offer services to approximately 25 people and will employ a nurse, aides, and a cook for meal prep. Ms. Lynn said that there is overgrowth and debris behind the building that are referenced in the conditions of approval.

Prayash Kadaraya, the applicant, was in attendance. Ms. Lynn asked him about his plan for this unit and for the rest of the building. Mr. Kadaraya stated that he plans to provide assistance for seniors. He stated that Unit A is proposed to be a restaurant, Unit B is vacant, and Unit D will continue to be the tax business location. Mr. Lepsky asked what experience he has related to the adult daycare business. Mr. Kadaraya stated that he currently operates a home care business since 2024. He said he also has 3 years of experience as a mental health counselor to senior adults. He stated that his business partner has 10 years of experience with adult home care and daycare. His wife is an RN and she will be working there. Mr. Lepsky asked what age group and how many people he planned to have in the daycare. Mr. Kadaraya said he expects a 50 plus age group and about 20-25 people. He stated that they will provide socialization and activities. The meals

were discussed. The unit does not have a kitchen. Mr. Kadaraya indicated that they planned to purchase restaurant food and serve it to their clients. Mr. Lepsky asked if their clients were encouraged to bring their own food. Mr. Kadaraya said they were not. The hours of operation were discussed. Mr. Kadaraya stated that the daycare will operate from 7:30 am to 2:30 pm, Monday through Friday. Mr. Lepsky asked if the applicant plans to provide any other services, like therapy, in addition to activities. Mr. Kadaraya stated that no therapy is planned, but maybe in the future. Ms. Lynn asked how he planned to advertise for customers. He stated that he currently has clients that want to work with them, in addition to word of mouth and reaching out to different communities. Mr. Lepsky asked if they have been in contact with the State of Ohio. Mr. Kadaraya said he has been speaking with Medicare/Medicaid representatives for the daycare. Ms. Lynn stated that adult daycares do not require licensing from the State of Ohio. There was discussion regarding transportation for the daycare. Mr. Kadaraya indicated that they would have a 16-seat van that they will use for picking up and dropping off for their clients, as well as for outings. Mr. Kraft stated that based on the information in the business plan, clients would be paying \$2,400 a month for daycare services. He asked if that was an accurate number. Binod Khadawa, business partner, stated that he was working on a competitive rate. Mr. Lepsky stated that adult daycare is becoming a growing need in the community.

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

1. A building permit shall be obtained from the Fairfield Building Division prior to any interior building renovations. If no renovations are proposed prior to opening the business, then a certificate of occupancy shall be obtained.
2. Signage for the business shall be placed on the ground sign along Pleasant Avenue.
3. Handicap parking space(s) with associated striping shall be located in front of the tenant space.
4. The following items shall be completed prior to obtaining a certificate of occupancy:
 - a. All obsolete signage on the ground sign shall be removed.
 - b. All garbage and debris located on site, including in the rear of the building and along the eastern fence line, shall be removed.
 - c. The weeds growing in the pavement and along the rear of the building shall be removed.

Motion carried 7-0.

NEW BUSINESS

Concept and Final Development Plan – Drive-Through Facility and Duplexes – 5000 River Road, 440 Patterson Drive

Applications have been submitted for concept and final development plans to revise the existing

Patterson Place Planned Unit Development (PUD). The applicant proposes to construct a drive-through on 3.11 acres of the 9.12-acre parcel, and twenty-two (22) residential homes comprised of 11 duplexes on 6.1 acres. Ms. Lynn stated that she was going to be giving an abbreviated overview of the project, since it was discussed in depth at the City Council meeting Monday night. She gave an overview of the site. There is a tree row along the creek and between the proposed drive-through and residential parcels that will remain to provide a buffer. The property is in the 100- and 500-year flood zones. New, preliminary flood maps have been drawn but are not yet approved. The residential units that are proposed will not have basements because of the flood zone. Ms. Lynn stated that there was a lot of discussion and concern at Council about the curb cut on River Road. She said that there was some confusion as to why there was not a Traffic Impact Study (TIS) done for this project. The Commission was provided a memo from the city engineer that explains when a TIS is warranted for a project. Mr. Kathman stated that a project that would generate 100 or more trips per day during peak hours would constitute the need for a TIS. This project will not generate that many trips, according to the average counts from their other locations. He stated that even if a TIS is not warranted for a project, the Public Works Department staff, who have a combined 50+ years of experience, looks at the project with regard to curb cut location, restriping for turn lanes, whether to allow a full-service curb cut or a right in/right out, etc. and makes a determination on what best suits the project. Mr. Lepsky discussed the various curb cuts along River Road in that area and asked if Development Services Staff had any concerns about another full-service curb cut on a major arterial road. Mr. Kathman said there were no concerns. Ms. Lynn discussed the landscape plan. She stated that it is minimal; there is some landscaping shown around the building and ground sign and a tree at the Patterson Drive entrance. The zoning code requires 6 trees along the River Road frontage, however, there is a 10' storm sewer that runs along that same area. The Public Works Department will not allow trees to be planted in this area but will allow shrubs. The required 6 trees must be planted elsewhere on site. Ms. Lynn stated that the lighting plan looks good.

The residential aspect of the project was discussed. The submission is a revision from single family detached homes to 11 paired villas, which will result in 22 owner-occupied units. An HOA will maintain the development. On street parking is not planned for the development, however a 20-car parking lot is going to be included. She stated that the residential portion will take more time to construct because the applicant needs to find a builder and need to address the flood zone issues, which can take 6-12 months to resolve. Mr. Kathman stated that Neyer Properties has been marketing this property for 15 years as a residential development but have not been able to find a developer to make the numbers work. The introduction of a commercial use on the property will help the numbers work. Mr. Medler asked if the residential portion of the project was not built in 3 years, and the city was offered the property for one dollar, would the city be able to better attract a residential project? Mr. Kathman stated that he does think the city could attract a developer, because the base price of the property would be zero and the price hurdle would be gone. Mr. Hassler stated that a model home on the property would help people to know what kind of

development was coming. Mr. Kathman stated that the problem with that is the infrastructure would need to be put in first because there is no street frontage. Mr. Meyers asked what the average time was to get a permit from FEMA. Mr. Kathman stated it can take around 1-1/2 years. The future flood maps were discussed. It is unknown when they will be approved. Mr. Kraft asked if the whole development had to be built above the Base Flood Elevation (BFE). Mr. Kathman said that only the building pads had to be built one foot above the BFE. This will prevent the homeowners from having to purchase flood insurance.

John Bayer, with Bayer Becker, was in attendance. He addressed the question of building a model home before the rest of the development begins. He said they do not have a firm builder secured yet, but they are speaking to a few larger builders in the area, and they have an organized, structured schedule when they develop a project. He discussed the flood zones. He stated there are different permitting requirements for the 500-year flood zone vs the 100-year flood zone and he is not sure when the preliminary flood maps will be approved. He stated that there are not many changes planned for this area of the city. Mr. Bayer detailed the process required in order to receive a Letter of Map Revision-Based on Fill (LOMR-F), which would allow homes to be built in the development without obtaining flood insurance. The development would need to be designed to raise the building pads above the BFE and submitted to the city for review. Once the city reviews the plans, the earthwork is done in the development, and a survey is done to prove the elevations are where they are required to be. The survey is then sent to FEMA and FEMA issues the LOMR-F.

Traffic concerns were discussed. Mr. Bayer stated that Minnick's provided average historical peak hour traffic counts over the last 2 ½ years. Peak hours are between 3:00 pm and 7:00 pm. Generated trips are 42 per hour, or 84 turning movements per trip. Mr. Bayer stated that a large portion of Minnick's customers are repeat customers. He said they will figure out that when River Road is busy, they should go in at the Patterson Drive entrance/exit. Mr. Kathman stated that there are three traffic turning movements into the property: Traffic turning in coming southbound on River Road, northbound on River Road and in from Patterson Drive. He estimated that the more intense movements are the left turns into and out of River Road, and each one comprises about 40% of the movements, with 20% of the movements coming in off Patterson Drive. Mr. Meyers asked if a "Right in/Right out" was considered on River Road. Mr. Kathman stated that Minnick's was not supportive of that option and Public Works staff did not feel that it was warranted for this project.

Fred Minnick was in attendance. Mr. Kathman asked him why he decided to build a store at this location. Mr. Minnick stated that it is the first option for a convenience store along River Road coming from Hamilton. Mr. Meyers noted that there are four other convenience stores in Fairfield already. Mr. Minnick said that the other locations are spread out and people don't come out of their way to go to the locations; they are usually already on the road.

Mr. Bayer discussed the conditions of approval. He asked if staff could strike number 10, which

requires irrigation to be installed. He stated that they plan to provide drought-tolerant plantings and none of his other locations have irrigation and the landscaping is doing fine. Mr. Kathman noted that there are landscape islands in the middle of Patterson Drive that do not have irrigation installed. The drought-tolerant plantings there are doing well. Ms. Lynn stated that it can take a couple of years for landscaping to become well established. The zoning code now has a requirement to remove or replace dead landscaping. Condition of approval number 12 was discussed. He wants to change the condition from "...The buildings are to be designed so the garages do not protrude closer to the street than the dwelling area" to "The buildings are to be designed so the garage door is not offset greater than 5' closer to the street than the dwelling area." He suggested that the change keeps the intent of the comment but provides greater flexibility. The change will still break up the facades of the villas.

Mr. Lepsky stated that there was a petition submitted in opposition to the project. Mr. Meyers said he is hesitant to approve the project because of the 36-month window that the residential portion of the project must be started. Mr. Medler stated that the applicant is more focused on the drive-through portion of the project and the city is more focused on the residential portion of the project. Ralph Minnick was in attendance. He stated that he has \$1.1 million tied up to buy the property. He will not "slow walk" the project, because he wants to get his money back rather than sell it to the city for \$1.00.

Scott Lepsky, seconded by Don Hassler, motioned to approve the concept and final development plans to revise the existing Patterson Place Planned Unit Development (PUD), with the following conditions:

Minnick's Drive-Thru Concept and Final Development Plan

1. The proceeding terms and conditions of approval shall be codified in a Development Agreement to be executed by the applicant, property owner, and the city.
2. Approval is for Minnick's Drive-Thru only, unless otherwise approved by the Planning Commission.
3. A lot split will be required to create the lot. A copy of the recorded document shall be submitted to the city prior to issuing a certificate of occupancy.
4. Right-of-way on River Road shall be dedicated so there is a total of 40 feet of right-of-way from the property line to the street center line. A copy of the recorded document shall be submitted to the city prior to issuing a certificate of occupancy.
5. Parking lot light poles shall not exceed 20 feet in height from grade.
6. Any rooftop mechanical units shall be screened from view on all sides of the building. Any ground mounted mechanical units shall be screened via landscaping. If mechanical units are located adjacent to the building, privacy fence or a wall that matches the materials located on the building is permitted.
7. All signage shall conform to the D-1 District sign requirements. A sign package shall be submitted to the city for review and approval.

8. Screening for the dumpster shall be constructed of the same brick and/or stone material used on the building.
9. A revised landscape plan in conformance with Sections 1132.01.J.9 (PUD) and 1132.04.G (Town Center Overlay) of the zoning code shall be submitted for review and approval by the Development Services Department prior to executing the Development Agreement. The landscape plan is to include a row of shrubs, 24 inches tall at the time of planting, planted every 3 feet to screen the pavement from River Road.
10. A minimum 25-foot-wide buffer and screening is required along the north and east property lines. The existing vegetation along the north and east property lines shall remain. Removal is permitted only if the vegetation is dead. If at any time the buffering and screening area along either property line decreases to less than 25 feet in width, the property owner shall plant additional trees to comply with Chapter 1152 (Landscaping and Buffering) of the zoning code.
11. If any trees are proposed to be removed from the site during construction, a tree preservation plan in accordance with Section 1152.09 of the zoning code shall be submitted for review and approval by the Development Services Department prior to obtaining site plan approval.
12. Outdoor storage, sales, and display shall be limited to a propane tank storage area and ice chest, which shall be located behind the building (east elevation).
13. There shall be no temporary or window signage permitted on site.

Residential Concept Development Plan

1. The following condition shall be included in the development agreement for the Minnick's Drive-Thru Final Development Plan: The property owner and/or developer shall have 36 months from the start of the commercial project (defined as the date a commercial building permit is issued) to obtain all approvals and begin construction on the residential development. If after 36 months from the start of the commercial project the residential project has not commenced, the Developer will offer to sell the residential parcel to the City for one dollar (\$1.00) so that the City can pursue a residential development.
2. The development is required to follow the subdivision platting procedures located in the Planning and Zoning Code. The Final Development Plan shall also be the Preliminary Plat for the subdivision.
3. The entire development shall be maintained by a homeowner's association, including all privately-owned individual lots.
4. Homeowner's association bylaws shall include language limiting the renting of units.
5. The vegetation along the north property line shall remain. Removal is permitted only if the vegetation is dead.
6. Any signage shall conform to the D-1 District sign requirements. Signage shall be reviewed as part of the Final Development Plan application.
7. If any trees are proposed to be removed from the site during construction, a tree

preservation plan in accordance with Section 1152.09 of the zoning code shall be submitted for review and approval by the Development Services Department prior to obtaining site plan approval.

8. On-street parking is not permitted on private streets.
9. A continuous buffer in accordance with Section 1152.04 of the zoning code shall be provided along the entire length of Patterson Drive between the right-of-way line and the rear property line of the two-family dwellings.
10. A landscape plan in conformance with Sections 1132.01.J.9 (PUD) and 1132.04.G (Town Center Overlay) of the zoning code shall be submitted with the Final Development Plan application.
11. A lighting plan in conformance with Chapter 1154 of the zoning code shall be submitted with the Final Development Plan application.
12. The front of the two-family dwellings shall be constructed with a combination of brick, stone or fiber cement siding. The buildings are to be designed so the garage door is not offset greater than 5' closer to the street than the dwelling area.
13. All utilities are to be located underground.

A roll call vote was taken. The motion carried 5-2, with Marty Medler and Tanner Meyers dissenting.

Conditional Use – Church – Remnant Christian Network - 4641 Dixie Highway

An application has been submitted for conditional use approval to operate a church in the C-3 zoning district. Ms. Lynn gave an overview of the request. The church is proposing to locate in a portion of the former Ohio Means Jobs space in the Fairfield Crossing shopping center, located at the corner of Dixie Highway and Symmes Road. The church plans to use approximately 6,000 square feet of the 19,000 square foot space.

Quinta Mungyeh, minister of Remnant Christian Network, was in attendance. She stated that the church was founded in 2005 in Nigeria and has since expanded worldwide. There are 12 locations in the United States and a couple in Canada. She stated that this location is the first in Ohio and currently has 50-100 congregants and is growing. Hours and days of operation were discussed. There is a service one Saturday a month from 7 am to 5 pm, Sunday services are at 10:00 am, and Wednesday services are at 6:00 pm. They do not plan to offer any other activities or meetings at this time.

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

1. A certificate of occupancy must be issued by the Fairfield Building Division prior to occupying the building.
2. Any amplified audio or band and choir music shall not interfere with the operations of the adjacent businesses.

Motion carried 7-0.

REPORTS/STUDIES/GENERAL DISCUSSION

Tanner Meyers reported for Parks Board that the Festival of Lights was a success. The Community Arts Center has a mailbox for Letters for Santa available until December 18. There is a Celtic Christmas show on 12/20. Winter program sign-ups have begun.

Doug Robertson reported for the Schools that there is an open house for Board members at North Elementary instead of the High School.

Adam Kraft reported for City Council that new assignments have been given from the incoming Mayor. He will be moving to the Parks Board to allow him to work more closely with the Marsh Lake project. Gwen Brill will be joining the Planning Commission.

Motion to adjourn carried unanimously.

Scott Lepsky, Chairman

Lynda McGuire, Secretary



Application for Conditional Use

City of Fairfield Development Services Department
5350 Pleasant Ave
Fairfield, Ohio 45014
(513) 867-5345
www.fairfield-city.org

For Staff Use Only

Project ID:

Date Application
Submitted:

PC Meeting Date:

Conditional Use Submission Requirements

In certain zoning districts, uses are permitted subject to the granting of a Conditional Use by the Planning Commission. Due to their unique characteristics, Conditional Uses require special consideration so they may be located properly with respect to their effects on surrounding properties and uses. The Planning Commission analyzes land use, parking, noise, and other factors for Conditional Uses and ensures potential negative impacts on surrounding properties and uses are addressed by imposing reasonable conditions of approval. These conditions of approval aim to balance the request of the applicant with the public, health, safety, and welfare of the surrounding properties and uses.

1. Prior to the submission of an application for a Conditional Use, please refer to Chapter 1170.05 of the Planning and Zoning Code for procedural requirements. Some Conditional Uses may be subject to use-specific standards in addition to the general review criteria for all Conditional Uses. Such use-specific criteria will be identified in Chapter 1131.0 of the Planning and Zoning Code.
2. Incomplete or incorrect applications will not be accepted.
3. One (1) hard copy of a site plan, drawn to scale, must be submitted, showing the shape and dimensions of the lot, existing and proposed buildings, existing streets, existing and intended use of each building and/or proposed building, parking areas, walkways, curb cuts, and such other information with regard to the lot and adjacent lots as may be necessary to determine and provide for the proper hearing of the application.
4. One (1) hard copy of the floor plan, drawn to scale, must be submitted, showing how the building space is proposed to be used.
5. Building elevations, landscape plan, and other information deemed necessary by the Development Services Director, must be submitted.
6. An electronic copy of the submission must be emailed to development@fairfield-city.org.
7. Filing fee of \$250 is due at the time the application is submitted.
8. Planning Commission meets on the second and fourth Wednesday of each month. The full application, including the filing fee, must be submitted at least two weeks prior to the meeting.
9. All surrounding property owners will be notified by the City of Fairfield.

Site Information

Date:

Address of the property of Conditional Use request:

Name of Business:	
Zoning District:	Total Acreage:
Description of Requested Use:	
Waiver Request of Any Use Specific Standards (include Chapter number):	
Explanation of Waiver Request:	
Applicant Information	
Applicant Name:	
Company:	

Street Address:

Email Address:

Phone Number:

Property Owner Information

Property Owner Name (if different from applicant):

Street Address:

Email Address:

Phone Number:

Signatures

The undersigned applicant certifies that all materials submitted with this application are true and correct.

Should this application be approved, it is understood that it shall only authorize that particular use described in this application, and any conditions or safeguards required by the Planning Commission.

The applicant hereby acknowledges that if this application is granted and this use is approved, the undersigned does here by covenant and agree to comply with all provisions and ordinances of the City of Fairfield, Ohio pertaining to same and to erect and/or modify the structure according to plans and specifications, as approved by the Building Division.

Signature of Applicant

Date

The property owner (if different from the applicant) acknowledges by signature below that they are aware of this application.

Signature of Property Owner

Date



Staff Report

To: Planning Commission
From: Erin Lynn, Planning Manager
Request: Contender Tools and Equipment - Conditional Use request for Construction and Large Equipment Rental, Sale and Service.
Location: 9510 Seward Road
Date: February 11, 2026

The following is a summary of the conditional use request.

Request:

To operate a Construction and Large Equipment Rental, Sale and Service use on a parcel zoned M-2, General Industrial District.

Site Summary:

The applicant purchased a 2-acre site in 2023 and subsequently created two lots (front and rear) that are approximately one acre each. The front lot is the location of the conditional use request while the rear lot remains undeveloped. The front lot contains a single-family house constructed in the 1940s. The applicant obtained site plan approval for the front lot to construct 3 warehouses, 2 of which have been constructed, for a boat construction business operated by the applicant. The third building, which is proposed to begin construction in March, is proposed for the conditional use.

The lot coverage of the site consists of mostly pavement and buildings with minimal green space. The following table displays the size of each building on site.

Building	Square Footage
House	1,760
Building A - Subject Site	2,600
Building B	3,800
Building C	8,960

The applicant is proposing to rent construction and earth moving equipment, which includes the maintenance and repair of trucks, trailers, diesel engines, hydraulic systems for trucks and trailers as well as cranes, forklifts, front loaders, skid steers, boom lifts, excavators, tractors lifts, trucks, mowers, truck delivery vehicles, heavy hauling equipment and other similar equipment. The application also states that in addition to maintaining and repairing rented construction vehicles and equipment, servicing of similar vehicles from the public will occur. The application further states that the scope of work also encompasses the repair of semi-trucks and trailer rigs.

The application states that as part of the boat construction business in Buildings B and C, trucking rigs will be utilized to ship the boats to the customers. The trucking rigs, trailers and loading equipment associated with boat transport will require maintenance and repair that will occur on site.

The zoning code lists 8 use-specific standards for Construction and Large Equipment Rentals, Sales, and Services that are subject to the following:

- 1. A principal building is required on site and shall be a minimum of 1,500 square feet.**
The subject building is 2,600 square feet. There are two other warehouses and a house located on the one-acre subject site.
- 2. The site shall include sufficient ingress, egress, and internal circulation. Site distance and visibility shall not be impeded or blocked by construction vehicles or equipment.**
There is one access to the site along the southern property line that also serves the rear lot. Building A is located along the northern property line with the house and Building B located in between. The site plan does not show the location of the construction vehicle/equipment display lot nor the location of customer parking for Building A. Six standard-sized vehicle parking spaces are shown south of the house. In addition, the internal circulation does not appear to be designed for large vehicle traffic due to the layout of the buildings on the site.
- 3. Screening shall be provided as stipulated in Section 1152.08.A.**
Section 1152.08.A of the zoning code requires a landscaping buffer along the paved area to screen the site from the street. The landscaping requirement includes both trees and shrubs in a 5 foot wide landscape buffer. This is not shown on the plan. There is a 100 foot long paved area located in front of Building A. The application states that a 6 foot tall privacy fence will be installed, however, that is not a permitted option to comply with the landscaping requirement. The applicant applied for a fence permit last November to install a 6' tall black decorative aluminum wrought iron like fence along the entire frontage of the site, which is not considered a privacy fence.
- 4. Inoperable vehicles or junk equipment are not permitted on site.**
The applicant will be required to comply with this requirement.
- 5. All construction vehicles and equipment shall be located on a paved surface.**

The majority of the site is paved with two small, paved areas located in front and behind Building A.

- 6. There shall be a maximum of 50 construction vehicles or large equipment items located on the site outside of a completely enclosed building at any one time.**
Based on the limited pavement available, it does not appear the site can accommodate 50 vehicles or equipment.
- 7. There shall be a minimum setback of 200 feet from any A or R District.**
There are no residentially zoned districts located within 200 feet of this site.
- 8. All repair and service work on vehicles and equipment shall be completed inside a fully enclosed building.**
All work will be required to be completed within Building A.

Zoning Code References:

Construction and Large Equipment Rental, Sale, and Services Definition:

A building and land which operates its primary business in the rental, sales, and service of heavy-duty equipment and construction machinery.

Conditional Use Definition:

The zoning code defines a conditional use as a use that is permitted, but only by application to and specific approval by the Planning Commission in each specific instance, and after a determination by the Planning Commission that all regulations and standards of the zoning code applying to the specific use in the particular location shall be met, along with such additional conditions or safeguards as the Planning Commission may prescribe in the specific case and circumstance in order to prevent harm or injury to adjacent uses, the neighborhood and/or to improve the public health, safety, convenience, comfort, prosperity, and general welfare.

Fairfield Forward Comprehensive Plan:

The proposed land use for this property is Mixed-Use Industrial, which is classified as properties or buildings that are primarily light industrial in nature but may include an ancillary or secondary use such as retail, service, or other similar non-industrial uses that provide flexibility in operations may be appropriate as the primary use, if the use fronts on a regional or primary roadway. These types of uses are typically located in transitional areas between industrial and commercial areas where flexibility is compatible with the surrounding land use patterns and where such flexibility would help maintain building occupancy.

The following is a goal and policy from the plan that relates to the proposed conditional use request.

Goal ED-4. Require that development meets the high standards of design expected by the community from a visual and a quality perspective.

This site was designed and approved for 3 small warehouse buildings and a single-family house on a one-acre site. The total building area is 17,120 square feet. Due to the size and number of buildings, the site does not appear to be adequately sized to accommodate the outdoor display of construction and large equipment. The site plan shows only 6 parking spaces located on the south side of the house for the entire site.

Policy 4.3. Discourage heavy industrial uses that will detract from the city. If such uses are permitted to locate in the city, all activity should be required to be in a wholly enclosed building and any outside storage to be screened.

Based on the size of Building A, the proposed use and other uses/buildings on the property it does not appear that all vehicles and equipment can be stored within a wholly enclosed building. The site does not show any perimeter landscaping and the approved fence does not provide the opacity needed to screen the site.

Recommended Conditions of Approval:

Should the Planning Commission approve the request, the following conditions of approval are recommended:

1. The sale of boats or boat accessories shall not be permitted on site.
2. There shall be no outdoor storage of vehicle and equipment parts.
3. The site shall be maintained in a clean and orderly manner at all times.
4. Landscape screening shall be provided along Seward Road as stipulated in Section 1152.08.A of the zoning code.
5. Construction vehicles and equipment that are not displayed for rent shall be screened with a 6 foot tall privacy fence.

At 9510 Seward Rd., I, Todd Allmand, owner of Allmand Boats LLC and Contender Tools and Equipment LLC, will be engaged in renting construction equipment and operating a commercial passenger boat building business involving trucking rigs to ship the boats to the customer. The trucking rigs, trailers and loading equipment require maintenance and repair. Passenger boats require heavy-hauling trucking rigs to transport oversized loads. Additionally, I will rent light earthmoving and construction equipment, which includes the repair and maintenance of trucks, trailers, diesel engines, hydraulic systems for trucks and trailers, as well as cranes, forklifts, front loaders, skid steers, telehandlers, boom lifts, excavators, and other construction and earthmoving equipment. Including truck delivery vehicles, heavy equipment hauling equipment, and repair and maintenance of the equipment and vehicles. The maintenance and repair of all mechanical systems in heavy haul vehicles and heavy equipment is also included in this service. The scope of work encompasses the repair and maintenance of gasoline engines, diesel engines, transmissions, electrical systems, and fuel systems. The scope also encompasses the repair of semi-truck and trailer rigs. There is no storage of any fuels, oils, or other hazardous materials. We will be using vehicle lifting equipment, including gantry cranes. No modifications to the structures are necessary. All vehicles being worked on will be inside building C. When the work on any vehicle or equipment is complete, it will be stored properly. No work will be done outside Building C. No inoperative vehicles, parts, supplies, or equipment will be stored or left outside.

CONDITIONAL REQUIREMENTS:

Construction and Large Equipment Rental, Sale and service Conditional use

1131.12 (G) Construction and Large Equipment Rental, Sale, and Service. Construction and large equipment rentals, sales, and services are subject to the following:

1) A principal building is required on site and shall be a minimum of 1,500 square feet.

Building C is greater than required

2) The site shall include sufficient ingress, egress, and internal circulation. Site distance and visibility shall not be impeded or blocked by construction vehicles or equipment. There is ample space (40 feet egress and ingress) in front of building C including 20 ft wide side driveway 80 ft long

3) Screening shall be provided as stipulated in Section 1152.08 (A). 6 ft privacy fence to be installed

4) Inoperable vehicles or junk equipment are not permitted on site. Understood

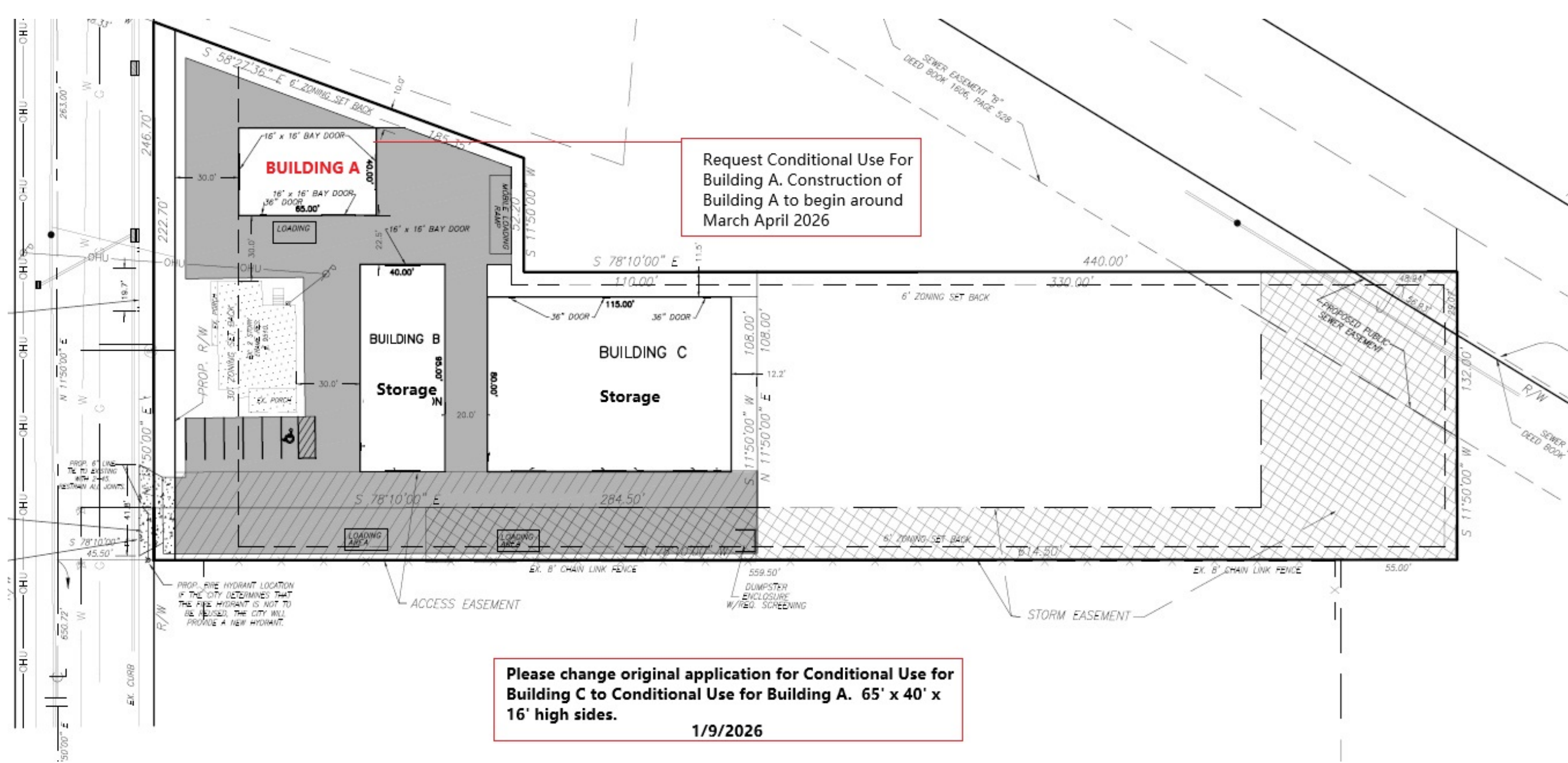
- 5) All construction vehicles and equipment shall be located on a paved surface. **Understood**
 - 6) There shall be a maximum of 50 construction vehicles or large equipment items located on the site outside of a completely enclosed building at any one time. **Understood**
 - 7) There shall be a minimum setback of 200 feet from any A or R District. **As exists**
 - 8) All repair and service work on vehicles and equipment shall be completed inside a fully enclosed building. **Understood**
-

1131.12 (Y) Motor Vehicle Repair Facility. Motor vehicle repair facilities are subject to the following:

- 1) All repair work shall be conducted within an enclosed building. **Understood**
 - 2) All structures on the property shall be set back a minimum of 100 feet from any A or R District. **As Exists**
 - 3) Any wrecked or damaged motor vehicle waiting for repair shall be stored in the rear yard and shall be completely screened from all property lines and public rights-of-way with an opaque wall or fence that is six feet in height **Understood**
-

1131.12 (AA) Motor Vehicle Service Facility. Motor vehicle service facilities are subject to the following:

- 1) All repair work shall be conducted within an enclosed building. **Understood**
- 2) All structures on the property shall be set back a minimum of 100 feet from any A or R District. **As Exists**
- 3) The parking lot shall be striped and all motor vehicles on site shall be parked in those spaces. **Understood will be painted on existing paved surfaces as on proposed site plan in front of Bldg C**
- 4) No outdoor storage of any items, including vehicle parts, is permitted. **Understood**
- 5) No damaged, unlicensed, partially disassembled, wrecked, or inoperable motor vehicles are permitted on site. **Understood**





Application for Conditional Use

City of Fairfield Development Services Department
5350 Pleasant Ave
Fairfield, Ohio 45014
(513) 867-5345
www.fairfield-city.org

For Staff Use Only

Project ID: CU-26-1

Date Application Submitted: 1/20/26

PC Meeting Date: 2/11/26

Conditional Use Submission Requirements

In certain zoning districts, uses are permitted subject to the granting of a Conditional Use by the Planning Commission. Due to their unique characteristics, Conditional Uses require special consideration so they may be located properly with respect to their effects on surrounding properties and uses. The Planning Commission analyzes land use, parking, noise, and other factors for Conditional Uses and ensures potential negative impacts on surrounding properties and uses are addressed by imposing reasonable conditions of approval. These conditions of approval aim to balance the request of the applicant with the public, health, safety, and welfare of the surrounding properties and uses.

1. Prior to the submission of an application for a Conditional Use, please refer to Chapter 1170.05 of the Planning and Zoning Code for procedural requirements. Some Conditional Uses may be subject to use-specific standards in addition to the general review criteria for all Conditional Uses. Such use-specific criteria will be identified in Chapter 1131.0 of the Planning and Zoning Code.
2. Incomplete or incorrect applications will not be accepted.
3. One (1) hard copy of a site plan, drawn to scale, must be submitted, showing the shape and dimensions of the lot, existing and proposed buildings, existing streets, existing and intended use of each building and/or proposed building, parking areas, walkways, curb cuts, and such other information with regard to the lot and adjacent lots as may be necessary to determine and provide for the proper hearing of the application.
4. One (1) hard copy of the floor plan, drawn to scale, must be submitted, showing how the building space is proposed to be used.
5. Building elevations, landscape plan, and other information deemed necessary by the Development Services Director, must be submitted.
6. An electronic copy of the submission must be emailed to development@fairfield-city.org.
7. Filing fee of \$250 is due at the time the application is submitted.
8. Planning Commission meets on the second and fourth Wednesday of each month. The full application, including the filing fee, must be submitted at least two weeks prior to the meeting.
9. All surrounding property owners will be notified by the City of Fairfield.

Site Information

Date: 1-14-2026

Address of the property of Conditional Use request:

4781 Dixie HWY, Fairfield, OH, 45014

Name of Business:

Great Value Furniture and Liquidation

Zoning District:

Total Acreage:

Description of Requested Use:

U-Haul truck rentals with 5 or less trucks parked by the street away from customer vehicles

Waiver Request of Any Use Specific Standards (include Chapter number):

Explanation of Waiver Request:

Applicant Information

Applicant Name:

Roy Khatib

Company:

Great Value Furniture and Liquidation

Street Address:

4781 Dixie HWY, Fairfield, OH, 45014

Email Address:

roykhatib@yahoo.com

Phone Number:

513-714-4700

Property Owner Information

Property Owner Name (if different from applicant):

CP25, LLC

Street Address:

Email Address:

dcarline@delta5mgt.com

Phone Number:

614-954-2163

Signatures

The undersigned applicant certifies that all materials submitted with this application are true and correct.

Should this application be approved, it is understood that it shall only authorize that particular use described in this application, and any conditions or safeguards required by the Planning Commission.

The applicant hereby acknowledges that if this application is granted and this use is approved, the undersigned does hereby covenant and agree to comply with all provisions and ordinances of the City of Fairfield, Ohio pertaining to same and to erect and/or modify the structure according to plans and specifications, as approved by the Building Division.

Signature of Applicant

Date

1-14-2026

The property owner (if different from the applicant) acknowledges by signature below that they are aware of this application.

Signature of Property Owner

Date

Dan A. Carlin

1-14-26



Staff Report

To: Planning Commission
From: Erin Lynn, Planning Manager
Request: U-Haul Rental - Conditional Use request for Motor Vehicle Rental Area
Location: 4781 Dixie Highway
Date: February 11, 2026

The following is a summary of the conditional use request.

Request:

Great Value Furniture and Liquidation, is requesting to rent U-Haul trucks in the parking lot of Cobblestone Plaza. The applicant is requesting to utilize five parking spaces along the Dixie Highway frontage, 375 feet northeast of the furniture store. The site is zoned C-3, General Business District.

Great Value Furniture and Liquidation began operating in 2024 in Cobblestone Plaza. Last December the city received a complaint regarding U-Haul rental trucks located in the parking lot. The applicant was informed that the use was not permitted without a conditional use granted by the Planning Commission.

The zoning code lists 11 use-specific standards for a Motor Vehicle Sale/Rental Area as stated below.

- 1. Motor vehicle sale/rental areas shall be located only on properties with principal street frontage on State Route 4 and located northwest of the intersection of State Route 4/Bypass 4/Ross Road.**

The subject site is located in the Cobblestone Plaza Shopping Center, which is located at the northern end of Route 4.

- 2. The minimum size of the lot shall be one acre.**

The retail center is 7.5 acres. The rental space is the area of 5 parking spaces, approximately 800 square feet.

- 3. The minimum principal street frontage on State Route 4 shall be 100 feet in length.**

The retail center has 460 linear feet of frontage on Route 4. The rental space frontage is approximately 50 feet.

- 4. A principal structure is required on site and shall be a minimum of 1,500 square feet.**

The tenant space for the furniture store is 10,200 square feet.

- 5. There shall be sufficient ingress, egress, and internal circulation.**

The shopping center has three curb-cuts on Dixie Highway and one on Magie Avenue. The parking spaces are striped and have access to a delineated drive aisle.

- 6. The display of motor vehicles shall not impede or block the sight distance triangle and visibility.**

The vehicles are proposed to front Dixie Highway within existing striped parking spaces. Landscape islands are located on both sides of the parking space area providing a buffer so as not to impede sight distance.

- 7. The display of motor vehicles shall be setback a minimum of five feet from the public right-of-way.**

The vehicles will be setback over 25 feet from the road right-of-way.

- 8. There shall be perimeter curbing and landscaping, in accordance with Section 1152.08.A, located on the site.**

The site has existing curbing as well as landscaping along Route 4.

- 9. All motor vehicles shall be located on a paved surface and in striped parking spaces in accordance with Section 1151.04.D.**

The parking lot is paved and all spaces are striped.

- 10. No damaged, unlicensed, partially disassembled, wrecked, or inoperable motor vehicles are permitted on site.**

The applicant is proposing to rent trucks in working condition.

- 11. All repair and detailing beyond washing shall be completed in an enclosed building.**

No repair work will be completed on site.

Zoning Code References:

Motor Vehicle Sales/Rental Area Definition:

Any establishment, place of business, property or open area used for the display of new or used motor vehicles that are for sale, lease, or rent and in operable condition.

Conditional Use Definition:

The zoning code defines a conditional use as a use that is permitted, but only by application to and specific approval by the Planning Commission in each specific instance, and after a determination by the Planning Commission that all regulations and standards of the zoning code applying to the specific use in the particular location shall be met,

along with such additional conditions or safeguards as the Planning Commission may prescribe in the specific case and circumstance in order to prevent harm or injury to adjacent uses, the neighborhood and/or to improve the public health, safety, convenience, comfort, prosperity, and general welfare.

Fairfield Forward Comprehensive Plan:

The proposed land use for this property is General Commercial, which is classified as intense retail uses that are typically located along regional and primary thoroughfares. They contribute to the tax base while also providing a variety of places for the everyday retail, dining, lodging, entertainment, professional, and service needs of a local and regional population.

The proposed development is located within the Route 4 Small Area, which is both a major commercial and traffic corridor. The vision statement for this small area states, "Route 4 will continue to be the main commercial corridor in the city with a wide variety of businesses, and a major north/south roadway connector that will have a more aesthetically appealing development style, enhanced landscaping and streetscaping, and improved/safer connections for vehicles and pedestrians."

The following is a goal from the plan that relates to the proposed conditional use request.

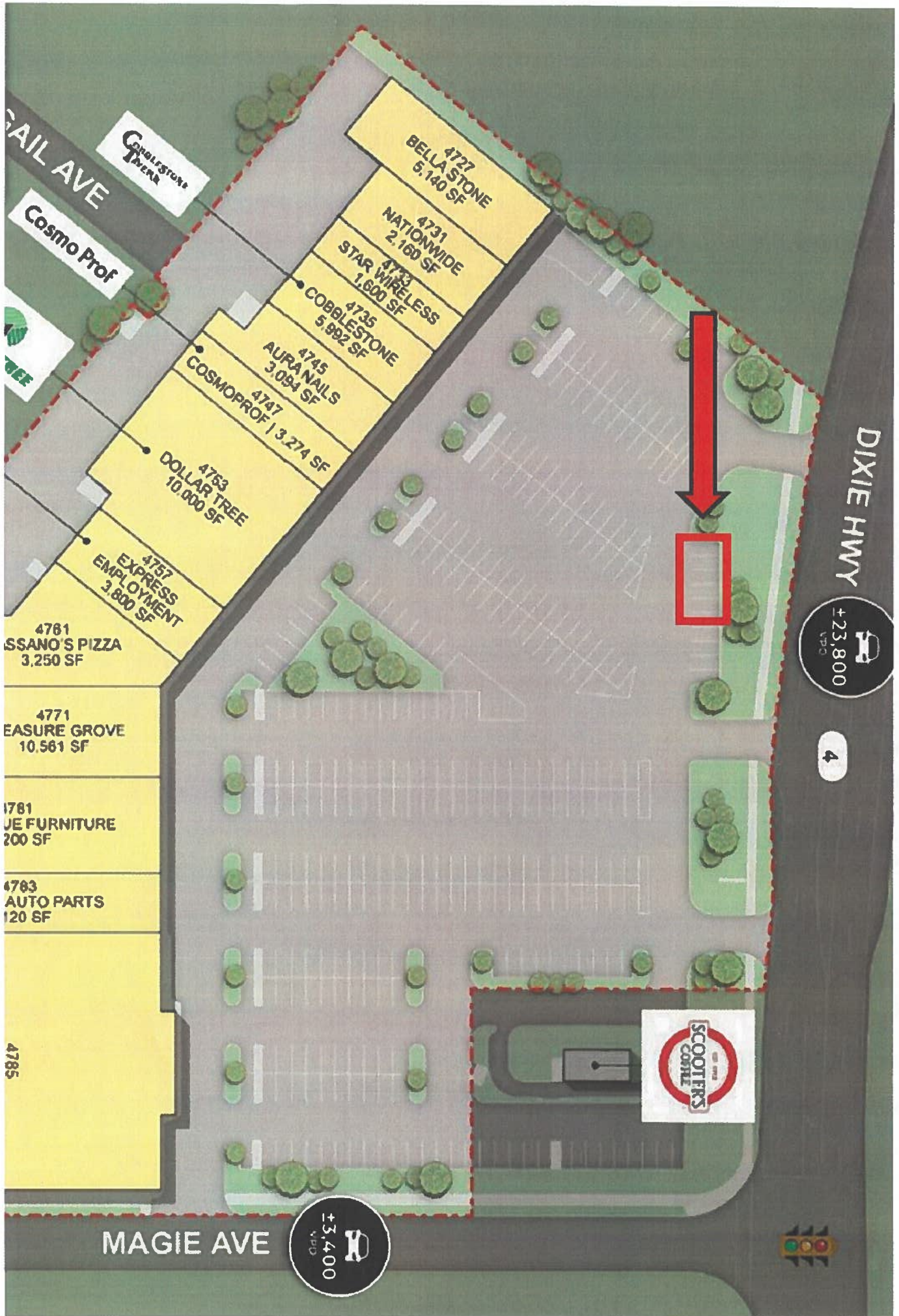
Goal RA-4. Require that development and redevelopment along Route 4 meets the high standards of design expected by the community from a visual and quality perspective.

The trucks are proposed to be located away from the building and close to the road. The distance between the furniture store and rental location is 375 feet. In order to comply with this goal, it may be appropriate to relocate the truck parking areas to behind the building.

Recommended Conditions of Approval:

Should the Planning Commission approve the request, the following conditions of approval are recommended:

1. There shall be no motor vehicle sales permitted.
2. The rental area shall be located behind the building.
3. All rental trucks shall be parked in striped parking spaces.
4. No more than 5 rental trucks are permitted on the property at any time.



GAIL AVE

COBBLESTONE
TOWER

Cosmo Prof

FREE

4727
BELLA STONE
5,140 SF

4731
NATIONWIDE
2,160 SF

4733
STAR WIRELESS
1,600 SF

4735
COBBLESTONE
5,992 SF

4745
AURA NAILS
3,094 SF

4747
COSMOPROF I
3,274 SF

4753
DOLLAR TREE
10,000 SF

4757
EXPRESS
EMPLOYMENT
3,800 SF

4761
SSANO'S PIZZA
3,250 SF

4771
EASURE GROVE
10,561 SF

4781
FURNITURE
200 SF

4783
AUTO PARTS
120 SF

4785

DIXIE HWY

+23,800
VPO

4

SCOOTERS
CORP

MAGIE AVE

+3,400
VPO

