

# **FAIRFIELD PLANNING COMMISSION**

**FAIRFIELD MUNICIPAL BUILDING  
5350 PLEASANT AVE, FAIRFIELD, OH  
MARCH 14, 2018, 6:00 P.M.**

## **REGULAR VOTING MEETING** **AGENDA**

### **CALL TO ORDER**

### **ROLL CALL**

### **PLEDGE OF ALLEGIANCE**

### **MINUTES OF THE PREVIOUS MEETING**

February 28, 2018 Meeting Minutes

### **OLD BUSINESS**

### **NEW BUSINESS**

- I. Conditional Use – Auto Body Repairs & Services – Boacon Auto Body & Services - 1382 Hicks Blvd.:

An application has been submitted for conditional use approval to operate a car repair facility. The property is zoned M-2, General Industrial District.

- II. Conditional Use – Used Car Sales – Auto Arena – 5209 Dixie Hwy.:

An application has been submitted for conditional use approval to operate a used car sales lot limited to 10 cars. The property is zoned C-3, General Business District.

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

### **ADJOURNMENT**

**MINUTES OF A REGULAR VOTING MEETING OF THE  
FAIRFIELD PLANNING COMMISSION**

**FEBRUARY 28, 2018**

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

Members present: Scott Lepsky, Dean Langevin, Terry Senger, Bill Woeste, Dale Paullus, and Brian Begley.  
Motion to excuse Don Hassler carried unanimously.

**MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting, held February 14, 2018 were approved unanimously.

**OLD BUSINESS**

**NEW BUSINESS**

**Signage – DP Fashion Store – 5096 Pleasant Ave.**

This sign is located in Reigert Square. The applicant was unaware they needed a permit to install the sign. The sign is a face change and is internally illuminated. Mr. Langevin asked if sign contractors are aware that some areas of the city require Design Review Committee and Planning Commission approvals. The applicant is not from the U.S., and the contractor he used is not familiar with the requirements.

Scott Lepsky, seconded by Dale Paullus, motioned to approve the sign as recommended by the Design Review Committee. Motion carried 6-0.

**Signage – The Health Experiences – 640 Nilles Rd.**

The Health Experiences came before the Commission in January to receive conditional use approval. One of the conditions at that time was to come back before the Commission for sign approval. The proposed sign is a face change on a pole sign and is internally illuminated. It has a white background with blue letters and a blue logo. There was discussion on whether or not the base of the pole sign will have a barrier to prevent cars from running into it, once the small building in the front of the lot is demolished.

Scott Lepsky, seconded by Bill Woeste, motioned to approve the sign as recommended by the Design Review Committee, with the suggestion that a hyphen is added to the phone number on the sign and a barrier considered around the base of the pole. Motion carried 6-0.

**Signage – Fairfield Village Senior Apartments – 520 Patterson Dr.**

The proposed sign is 24 square feet on a stone base. The sign will be black with gold lettering, and it will be constructed of high density plastic that looks like wood. There is no lighting proposed at this time, as the applicant thinks the streetlights provide enough light for the sign.

Scott Lepsky, seconded by Dale Paullus, motioned to approve the sign as recommended by the Design Review Committee. Motion carried 6-0.

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

Dale Paullus reported that Parks Board was introduced to the new Golf Superintendent at the last meeting. There has been discussion to have a local winery provide wine sales for the Farmer's Market. There is a new concert series being planned to target the 25-35 year old crowd for the fourth Friday in June, July, and August. They are possibly going to sell Swine City Brewery beer at the events. The Board met jointly with City Council to discuss the Marsh Park corridor and new dog park.

Bill Woeste reported that City Council celebrated the retirement of Police Chief Mike Dickey, and welcomed Steve Maynard as the new Police Chief.

Erin Donovan-Lynn addressed the Commission. She said there are some straightforward, easy items that staff would like to be able to get approval on through the Design Review Committee, without also going to Planning Commission. The Design Review Committee is a subcommittee, and can only make recommendations. A code change would be required to allow Design Review the authority to approve minor items, such as fencing and simple face changes. There was discussion that the proposed items should be unanimously approved and automatically meet the design guidelines for downtown. The Commission would still like to see the items in their packets, so they would know what was approved by Design Review. Mr. Begley said the change would make sense and speed up the process for businesses.

Mt. Pleasant Animal Hospital would like to purchase the vacant lot next door to their existing facility and building a new, bigger building. The vacant lot is located on the corner of Happy Valley Dr. and Pleasant Ave. The new building would require conditional use approval, since it is located in the C-2 zoning district. The applicants asked Ms. Donovan-Lynn to bring the matter before the Commission early to get their input; they may not build for a couple years, but are buying the property soon. Mr. Lepsky stated that the current building is right next door, and there have been no problems.

Motion to adjourn carried unanimously.

# DEPARTMENTAL CORRESPONDENCE

City  
of  
Fairfield



TO Planning Commission

FROM Erin Donovan-Lynn, Planning Manager *EDL*

SUBJECT Boacon Auto Body and Services

DATE 3-14-18

## Recommended Conditions of Approval

1. The applicant shall obtain a Certificate of Occupancy from the City of Fairfield Building Division. The application for the Certificate of Occupancy shall be submitted by March 29, 2018.
2. The parking lot shall be striped in accordance with Section 1183.04 of the Zoning Code. A parking lot layout design shall be submitted and approved by the Development Services Department prior to striping. The parking lot shall be striped by May 14, 2018. All vehicles shall be parked in the striped spaces.
3. The sale and storage of vehicles on site is not permitted. Only vehicles awaiting repair, employee vehicles and customer vehicles are permitted in the parking lot.

CU-18-0020



APPLICATION FOR CONDITIONAL USE  
FAIRFIELD PLANNING COMMISSION  
CITY OF FAIRFIELD, OHIO  
(REFERENCE CODIFIED ORDINANCE NO. 166-84)

DATE: 02/12/2018

**SECTION I**

The undersigned requests a Conditional Use for the use specified below. 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 undersigned hereby applies for permission to:

★ AUTO BODY REPAIRS & SERVICES

in accordance with plans, application, and all information hereto attached and made a part of this application.

The **Property Owner**, (if different than applicant), acknowledges by signature below, that he/she is aware of this application. Should this permit be 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 specification, as approved by the Building Division.



Shirene Fogarty  
Notary Public, State of Ohio  
My Commission Expires  
April 14, 2018

Property Owner: MICKS BLVD. LLC

Signature: [Signature]

Sworn to and subscribed before me, this 12 day of February 2018

Notary Public: Shirene Fogarty

The **Applicant** hereby acknowledges that if this application is granted and this permit 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.

Applicant: BOA CON AUTO BODY & SERVICES (BENJAMIN AFOLABI)

Signature: [Signature]

Sworn to and subscribed before me, this 10 day of February 2018



ANA S. LABRADOR  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES  
APRIL 21, 2021

Notary Public: [Signature]

@

## SECTION II

ADDRESS OF PROJECT: 1382 HICKS BLVD, FAIRFIELD, OH 45014

### Applicant Information

Name: BOACON AUTO BODY & SERVICES LLC

Mailing Address: 1382 HICKS BLVD, FAIRFIELD, OH 45014

Phone: 513-883-1663 Email: BOACONAUTOS@YAHOO.COM

### Information Required

1. Plans, drawn to scale, showing the floor plan, actual shape and dimensions of the lot, existing buildings, proposed and existing streets, existing and intended use of each building and/or proposed building, parking areas, walkways, curb cuts, and other such information with regard to the lot and adjacent lots as may be necessary to determine and provide for the proper hearing of the application.
2. Attach plans along with a \$50 filing fee or send electronically to [development@fairfield-city.org](mailto:development@fairfield-city.org).
3. Planning Commission meets the **second** and **fourth** Wednesday of every month. **The full application, including the filing fee, must be submitted at least 10 days prior to the meeting.** If you have any questions pertaining to your application, please contact the Development Services Department at (513) 867-5345 or [development@fairfield-city.org](mailto:development@fairfield-city.org).

BENJAMIN AFOLABI  
513-765-9552  
Boaconautos@yahoo.com  
or  
Peter.affolabi@yahoo.com





SYMMES RD

HICKS BLVD

VETERAN DR

CU-18-0027



APPLICATION FOR CONDITIONAL USE  
FAIRFIELD PLANNING COMMISSION  
CITY OF FAIRFIELD, OHIO  
(REFERENCE CODIFIED ORDINANCE NO. 166-84)

DATE: 3/1/2018

**SECTION I**

The undersigned requests a Conditional Use for the use specified below. 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 undersigned hereby applies for permission to:

Car Sale (Limited to 10 cars) (Small Dealer)

in accordance with plans, application, and all information hereto attached and made a part of this application.

The **Property Owner**, (if different than applicant), acknowledges by signature below, that he/she is aware of this application. Should this permit be 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 specification, as approved by the Building Division.

Commission Expires  
August 30, 2021  
State of Ohio  
Butler County  
Notary Public  
Alisha Wilson



Property Owner: Auto Arena / MUSTAFA SAMARA  
[Signature]  
day of March, 2018  
Notary Public: Alisha Wilson

The **Applicant** hereby acknowledges that if this application is granted and this permit 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.

Applicant: Auto Arena / MUSTAFA SAMARA  
Signature: [Signature]  
day of March, 2018  
Notary Public: Alisha Wilson



Alisha Wilson  
Notary Public  
Butler County  
State of Ohio  
Commission Expires  
August 30, 2021



## SECTION II

ADDRESS OF PROJECT: 5209 Dixie Hwy, Fairfield, OH 45014

### Applicant Information

Name: Auto Arena / MUSTAFA SAMARA

Mailing Address: 5209 Dixie Hwy, Fairfield, OH 45014

Phone: 513-777-0300 Email: AutoArena5209@yahoo.com  
or 513-400-1234

### Information Required

1. Plans, drawn to scale, showing the floor plan, actual shape and dimensions of the lot, existing buildings, proposed and existing streets, existing and intended use of each building and/or proposed building, parking areas, walkways, curb cuts, and other such information with regard to the lot and adjacent lots as may be necessary to determine and provide for the proper hearing of the application.
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DIXIE HWY

HONEYSUCKLE PL

MEADOWLAWN WAY

BUCKHEAD DR

MOSSWOOD PL

CAMELOT DR