

**FAIRFIELD PLANNING COMMISSION  
FAIRFIELD MUNICIPAL BUILDING  
5350 PLEASANT AVE, FAIRFIELD, OH  
OCTOBER 14, 2020 6:00 P.M.**

**REGULAR VOTING MEETING  
AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**MINUTES OF THE PREVIOUS MEETING**

September 23, 2020 Meeting Minutes

**OLD BUSINESS**

**NEW BUSINESS**

- I. Conditional Use – Casa de Oracion y Avivamiento Inc. (Church) – 1233 Symmes Rd.

An application has been submitted for conditional use approval to use the existing building as an assembly hall and office area for a church in the M-2 & C-3 zoning districts.

- II. Fairfield Connectivity Plan

**REPORTS/STUDIES/GENERAL DISCUSSION**

**ADJOURNMENT**

**MINUTES OF A REGULAR VOTING MEETING OF THE**  
**FAIRFIELD PLANNING COMMISSION**  
**SEPTEMBER 23, 2020**

Scott Lepsky called the Regular Meeting of the Fairfield Planning Commission to order. Members present: Scott Lepsky, Don Hassler, Dean Langevin, Bill Woeste, Gwen Ritchie, and Brian Begley. Missy O'Brien would have had to recuse herself from the meeting, because she is an Emerald Lake HOA board member, so she was informed she did not need to attend. Motion to excuse Missy O'Brien carried unanimously.

**MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting held September 9, 2020 were approved unanimously.

**OLD BUSINESS**

**NEW BUSINESS**

I. Building Façade Approval – K Homes – 20 Edna Ct.

An application has been submitted for the approval of the building façade at 20 Edna Court. This lot is located in the Reserves section of Emerald Lake and is the last vacant lot on Edna Court. The proposed house is a 2,345 square foot ranch with a finished basement. That square footage only includes the main floor living space and does not include the garage or basement. The minimum square footage for a ranch in the Emerald Lake subdivision is 2,200 square feet. Erin Lynn, Planning Manager, stated the house has a turret on one side of the front façade and a two car side entry garage on the other side that project out from the house. There is an additional one car garage that is recessed. The house has a walkout basement and a deck off of the main floor in the rear. Other ranch homes on Edna Court were discussed; it was determined that this one has enough architectural diversity to meet the intent of the Reserves.

Eugene Kopaygorodsky, with K Homes, was in attendance and spoke. He has been in business since 2005 and is based out of West Chester. He modified this floor plan in order to meet the subdivision requirements. He noted that the finished basement adds an additional 1,400 square feet of living space. The house will sell for approximately \$600K on completion. Ms. Ritchie asked if the stone shown near the front entry extended to the inside turret wall. Mr. Kopaygorodsky said that it did extend.

Scott Lepsky, seconded by Don Hassler, motioned to approve the façade as submitted. Motion carried 6-0.

**REPORTS/STUDIES/GENERAL DISCUSSION**

Ms. Ritchie reported that golf revenues are up. The summer concerts were cancelled, but the virtual concerts were successful.

Mr. Begley reported that there have been a few cases of Covid at the schools, but not enough to close the buildings.

Mr. Woeste reported that the City is getting an electric car charging station through a grant. It will be located at the Community Arts Center. Union negotiations are ongoing.

Greg Kathman, Development Services Director, reported that construction has started on the final phase of Emerald Lake.

Motion to adjourn carried unanimously.

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Scott Lepsky, Chairman

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Lynda McGuire, Secretary



## DEPARTMENTAL CORRESPONDENCE

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To: Planning Commission  
From: Erin Donovan Lynn, Planning Manager  
Subject: Conditional use request for a church at 1233 Symmes Road  
Date: 10/6/2020

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The following is a brief summary of the conditional use request.

**Request:** To operate a church on property zoned M-2, General Industrial and C-3, General Business. The 13,000 square foot building will house a sanctuary, offices, and classrooms.

**Site Summary:** The subject site is the former UAW hall on Symmes Road across from Fisher Park (former GM plant). The site consists of two parcels with a combined area of 1.5 acres. The large parcel, which contains the building is zoned M-2. The smaller parcel contains a portion of the parking lot and is zoned C-3. The church is a conditional use in both zoning districts.

**Fairfield Forward Comprehensive Plan:** The proposed land use for this property is Semi Public Institutional, which is classified as uses generally operated as an open or publicly accessible use, but maintained by a private or non-profit organization such as churches, hospitals and libraries.

**Conditions of Approval:**

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

1. The applicant shall apply for and obtain a certificate of occupancy from the City of Fairfield Building and Zoning Division prior to occupying the building.
2. No interior renovations shall occur without obtaining a building permit from the Building and Zoning Division.

CU-20-3

# FAIRFIELD

## APPLICATION FOR CONDITIONAL USE FAIRFIELD PLANNING COMMISSION (REFERENCE CODIFIED ORDINANCE NO. 166-84)

DATE: 10/1/2020

### 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:

Continue to use the subject property as an assembly  
hall and office area for the applicant.  
Church

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

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.



YANAIIRA RIVERA MORALES  
Notary Public, State of Ohio  
My Commission Expires  
December 30, 2023

Applicant: CASA DE ORACION Y VIVIAMIENTA INC

Signature: Maximino Mejia

Sworn to and subscribed before me, this 2 day of October 2020

Notary Public: [Signature]

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.

Property Owner: Jawet Billingsley Jared Laureano

Signature: [Signature]

Sworn to and subscribed before me, this 1 day of October 2020

Notary Public: [Signature]



**SECTION II**

**ADDRESS OF PROJECT:**

1233 Symmes Road Fairfield, OH 45014

**Applicant Information**

Name: Casa de Oración y Avivamiento INC.

Mailing Address: 1367 Hicks Blvd. Fairfield, OH 45014

Phone: (513)617-7133 Email: mejiamaximino230@yahoo.com  
Maximino Mejia

**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).

## **Required Information**

**Plans:** Continue to utilize the subject property as an assembly hall and office area for the applicant.

**Parking count:** 100

**Congregation size:** 180 members

**Service Times:** Thursday - 7:30 pm

Saturday - 7:30 pm

Sunday - 2:00 pm

