

**FAIRFIELD PLANNING COMMISSION
FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVE, FAIRFIELD, OH
JANUARY 13, 2021 6:00 P.M.**

**REGULAR VOTING MEETING
AGENDA**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES OF THE PREVIOUS MEETING

December 9, 2020 Meeting Minutes

OLD BUSINESS

NEW BUSINESS

I. **Conditional Use – Victorious Church – 3978 B Mack Rd.**

An application has been submitted for conditional use approval to operate a church in the C-3 zoning district.

II. **Conditional Use Six Month Review – Spero Health Clinic– 5966 Boymel Dr. Unit 1**

Six-month review of conditional use request per Planning Commission conditions of approval from October 23, 2019 meeting.

REPORTS/STUDIES/GENERAL DISCUSSION

ADJOURNMENT

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION
DECEMBER 9, 2020

Scott Lepsky called the Regular Meeting of the Fairfield Planning Commission to order. Members present: Scott Lepsky, Dean Langevin, Melissa O'Brien, Bill Woeste, and Gwen Ritchie. Motion to excuse Don Hassler and Brian Begley carried unanimously.

MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held October 28, 2020 were approved unanimously.

OLD BUSINESS

NEW BUSINESS

I. **Conditional Use – Outdoor RV Storage – 1434 Veteran Dr.**

An application has been submitted to expand the existing RV storage onto three additional parcels. The existing RV storage has been operating for several years. There is also an auto repair business located on the existing property. There is a 100' Texas Gas easement that runs through the properties. There are duplexes on Symmes Road that back up to the subject property. The entrance to the expanded storage area will be off of Industry Drive; separate from the existing lot, with no connection to the existing facility. Erin Lynn, Planning Manager, described the proposed project. She stated the parking area must be fully paved. There will be approximately 65 parking spaces on the site. The applicant has proposed black aluminum security fencing for three sides of the property, including along both Industry and Veteran Drives and between the subject properties and the duplexes that back up to them. An existing chain link fence on the west side of the property will divide the expanded area and the existing storage area. A detention area is proposed on the north and east side of the property. There are two new light poles proposed that will be fed from the existing service. Landscaping will be required along Industry and Veteran Drives and a buffer area between the duplexes and the subject property. Ms. Lynn stated she was not sure if they plan to install signage. Mr. Lepsky asked if Texas Gas would allow paving in their easement. Ms. Lynn stated that an approval letter from Texas Gas is required to be submitted. The zoning code does not require a sidewalk to be installed. Ms. Ritchie stated the property looked relatively flat and asked if that is why there is detention proposed on the property. Ms. Lynn stated the applicants are required to detain the run-off on their property.

Tim Greive, with Thomas Graham Associates, was in attendance and spoke. He stated there are

no utilities like water and sewer proposed to the property. He stated there is no grade adjustment over the easement and he is working with Texas Gas to obtain approval. The proposed conditions of approval were discussed. Mr. Greive said the owner agreed with all but number 1. In addition to RV storage, the owner of the property is interested in having the option to store delivery vans for outside companies. Ms. Lynn stated that last year there were some major updates to the zoning code relating to motor vehicles; motor vehicle storage facilities are not permitted in this zoning district. Staff would not oppose delivery van storage, however conditional use approvals run with the land, and the city does not want the use to morph into something not originally proposed. Ms. Lynn stated that the applicant just presented this idea today, and she has not had time to research. Mr. Lepsky said he is concerned with the delivery trucks and the extra traffic involved. Public Works has also not had a chance to weigh in on the extra traffic that may be generated. Mr. Woeste cautioned that the lot could become a “car lot” if the delivery vehicle storage becomes the main use of the lot. He said the Commission needs more time to consider this option. It was suggested that the applicant move forward with the originally requested use of RV storage now and come back to Planning Commission for an addendum to the conditional use approval for delivery vehicle storage if and when more information is provided to the Commission.

Scott Lepsky, seconded by Bill Woeste, motioned to approve the conditional use request, with the following conditions of approval:

1. The applicant shall only store individually owned RVs, boats, or trailers used to tow RVs and boats that are licensed and in operable condition. The storage of all other vehicles/equipment is not permitted. No outdoor storage of any other items is permitted.
2. No repair work is to occur on site, except for minor work by the owner of the vehicle.
3. The parking lot shall be striped per the approved plan.
4. The landscaping, as shown on the landscape plan, shall be installed prior to storing any vehicles on the premises. If site work occurs between the months of December – March, the landscaping installation may be delayed no later than April 30. All landscaping must be maintained in good condition. Any dead or dying plantings shall be replaced within 30 days. Gravel or other hardscape is not permitted as ground cover.
5. A six (6) foot tall black aluminum picket-style fence shall be installed on all sides of the property, except the west side. The applicant shall obtain a fence permit from the city prior to erecting the fence.
6. All lighting shall not exceed 20 feet in height, be shoebox style and be directed away from any residentially used property.
7. The applicant shall obtain approved construction plans from the city prior to beginning site work.
8. Prior to obtaining construction plan approval a lot consolidation shall be completed and

recorded at Butler County. A recorded copy shall be submitted to the city.

Motion carried 5-0.

Don Hassler arrived at 6:20.

II. Conditional Use – Motor Vehicle Repair Garage – 1370 A & B Hicks Blvd.

An application has been submitted to operate a motor vehicle repair garage. The applicant for this project runs a business called Boacon. In 2018, Boacon received conditional use approval for the same use at Symmes Road and Hicks Boulevard, which is located adjacent to the subject property. Recently they relocated to the subject property, but did not obtain conditional use approval. The applicant and property owner were sent violation letters in July. With the updates to the motor vehicle section of the zoning code last year, definitions were also updated. By definition, the business is currently operating as a junk yard. The timeline of zoning violations was discussed and pictures of the site were shown. Due to no action or remedy to the zoning violations, the business was issued a citation to municipal court where it is pending. The back of the property is fenced in and partially graveled. Vehicles are parked in this area in various states of disrepair, as well as car parts and debris. There are striped parking spaces in front of the building; some cars are parked in spaces, some are not. The site is maxed out with parking; cars are parking along the street in the city right of way. Cars that are awaiting repair are unloaded off of flat bed trucks onto the site. Traffic is held up during this process. The site is not designed for this type of use. There was discussion regarding the pending court case and whether PC should rule on the conditional use approval. Mr. Clemmons stated they are two separate issues. Mr. Langevin asked if there had been any improvement at the site since the photos were taken. The pictures were taken from August to this past Friday, with the majority of the pictures from Friday. There is no improvement to date. There was discussion regarding the business next door where the applicant was previously located. There is a similar business that is currently operating out of that location, but it does not belong to the applicant. Mr. Hassler indicated that he gets complaints all the time about both the applicant's property and the adjacent property.

Peter Afolabi, with Boacon Autos, was in attendance. He said he moved out of 1382 Hicks Boulevard, located next to his current location, in July. He stated the zoning violation notice was sent to that address, so he didn't receive it right away. He stated that the cars parked along the street do not belong to him, they belong to the business at 1382 Hicks Boulevard. He said people randomly drop off cars overnight without permission at the previous site and this site; he had four cars towed just this morning. They installed "No Parking" signs to try to take care of the situation. He also plans to clean up the site in the next few days. Mr. Lepsky asked why he didn't apply for a conditional use for this location when he knew he had to apply at the location next

door. Mr. Afolabi stated that it was an oversight. He thought his approval at 1382 Hicks Blvd would apply to 1370 Hicks Blvd. Ms. Ritchie asked what exactly his business does. He stated that his business is an auto body shop that purchase cars, fixes them, and ships them out of the country. The property owner was discussed. The owner is aware of the situation; they signed the application and was also notified of zoning violations. Mr. Woeste stated the location of the subject property is not big enough for this kind of operation. Mr. Afolabi said that he intends to downsize. He has moved most of the cars since the photos were taken on Friday. He stated that he is also no longer shipping cars directly from this location. Previously, a semi-truck picked up 8 cars at a time and shipped them to a port. The semi-truck cannot fit in his parking lot; it loads the cars while it is parked on Hicks Boulevard. This holds up traffic on Hicks Boulevard.

Dale Paullus, Fairfield City Councilman, was in the audience and spoke to the Commission. He said this property is in his ward and he has had numerous complaints on this property. He said it is a junkyard and just today there were cars parked on the street in front of both businesses with no license plates. He said when they are loading and unloading cars it holds up traffic. He said there is a difference between a body shop and an auto repair, and this is a body shop. The Fire Department has had to visit the location. The business is going to continue to be a problem. Mr. Hassler said he said he received a call last week from the person who used to lease the other half of the building. He said he had to move out because he couldn't even get his car in the parking lot. He said he is not clear to him why the applicant moved out of the other location or if he is still involved with that location. Mr. Woeste said he has concerns; the property is not big enough for the business and the business owner has no control over what is happening at the property. Ms. Ritchie said the property isn't big enough and the cars cannot be picked up easily. Mr. Paullus asked if the business located at 1382 Hicks Blvd could be brought back before Planning Commission. John Clemmons, Law Director, stated that if they are in violation of their conditions of approval they could be cited to court. Mr. Clemmons stated that the corner property has looked better lately, but the problem has moved next door. Notices get sent to the address where the LLC is located on file with the Secretary of State. The applicant must not have updated their address when the violation notices were sent out in July.

Scott Lepsky, seconded by Dean Langevin, motioned to deny the conditional use request. Motion carried 6-0.

III. Appointment of Development Services Director to OKI

Motion to appoint Greg Kathman to the OKI Board of Directors. Motion carried 6-0.

REPORTS/STUDIES/GENERAL DISCUSSION

Design Review approved a sign at 530 Wessel Drive for Couture Nails and Spa. Signage is only located on the parking lot side of the building. This location previously housed Heirloom Framing.

Ms. Ritchie reported that there is a joint meeting on Monday with City Council and Parks Board.

There was discussion regarding one of the smoke shops at Reigert Square installing lights without a permit. There are other issues with these businesses and the city is working to remedy them. There was also discussion regarding some residential zoning issues that need attention. In the future, Amazon trucks may need to be addressed in the zoning code.

Motion to adjourn carried unanimously.

Scott Lepsky, Chairman

Lynda McGuire, Secretary

FAIRFIELD

O H I O

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

DATE: 12/22/20

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:

Use property at 3978 Mack Rd for Church Use By
Victorious Church Inc. Suite B

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.



Applicant: Tracey W Davis

Signature: [Signature]

Sworn to before me, this 22nd day of December, 2020

Notary Public: Kimberly J. Worthington

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.



NATALIA HORECHYY
Notary Public, State of Ohio
My Comm. Expires Aug. 15, 2021

Property Owner: Matthew Peterson

Signature: [Signature]

Sworn to and subscribed before me, this 24 day of Dec 2020

Notary Public: [Signature]

SECTION II

ADDRESS OF PROJECT:

3978 Mack rd Fairfield Ohio 45014 suite B

Applicant Information

Name: Victorious Church Inc

Mailing Address: 1701 Goodman Avenue

Phone: 513-206-5826 Email: tracey.bronx12@gmail.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@fairfieldoh.gov.
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@fairfieldoh.gov.



DEPARTMENTAL CORRESPONDENCE

To: Planning Commission
From: Erin Donovan Lynn, Planning Manager
Subject: Conditional use request for Victorious Church at 3978 Mack Road
Date: 1/13/2021

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

Request: To operate a church on property zoned C-3, General Business. The 1,300 square foot tenant space will house a 900 square foot sanctuary and one office.

Site Summary: The applicant is proposing to operate in an existing building that also contains a dentist office. There are 30 parking spaces that will be shared by both tenants. The church is required to have 13 spaces. Plans submitted by the applicant state that the church will operate weekday evenings and weekends, when the dentist office is closed.

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. While a church is not typical of the General Commercial land use category, several churches do exist within the Route 4 Corridor.

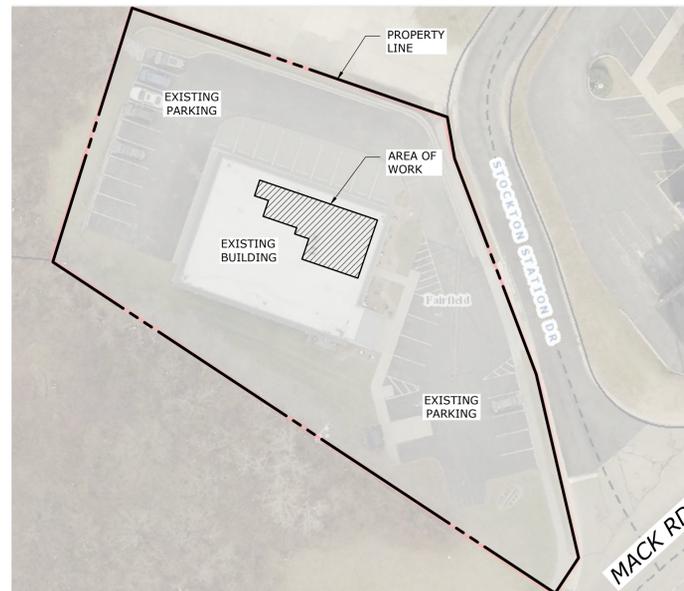
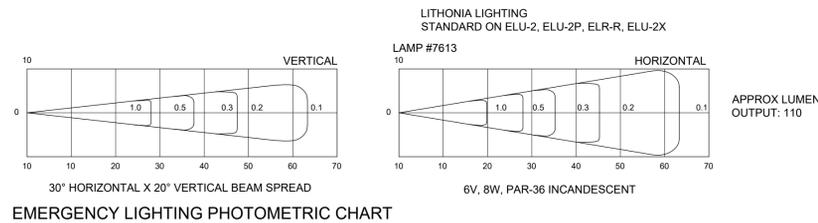
Conditions of Approval:

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

1. The applicant shall obtain a building permit from the city prior to making any interior renovations.
2. The applicant shall obtain a certificate of occupancy from the city prior to occupying the building.

INTERIOR TENANT FINISH FOR: BUSINESS OFFICE

3978 MACK ROAD
FAIRFIELD, OHIO 45014



DOOR NOTES FOR NEW DOORS:

- HARDWARE FOR ALL EGRESS DOORS SHALL MAINTAIN THE DOORS READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. DRAW BOLTS, HOOKS, AND OTHER SIMILAR DEVICES ARE PROHIBITED ON ALL EGRESS DOORS. THE USE OF MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS IS PROHIBITED FOR EGRESS DOORS. EACH LEAF OF EACH SWING DOOR SHALL HAVE 1-1/2 PAIRS OF HINGES UNLESS NOTED OTHERWISE.
- DOOR AND WINDOW PROVIDER/INSTALLERS SHALL VERIFY ALL ROUGH DIMENSIONS IN FIELD PRIOR TO FRAME FABRICATION.
- ALL METAL FRAMES SHALL BE WELDED.
- EGRESS DOORWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OPENING OF 32 INCHES (815MM) WITH THE DOOR AT 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP.
- DOOR HARDWARE HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON DOORS SHALL HAVE A SHAPE, EASY TO GRASP WITH ONE HAND, DO NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST TO OPERATE. IE: LEVER, PUSH TYPE OR U SHAPED PULL HANDLES.
- INTERIOR DOOR OPENING FORCE: NO MORE THAN 5LBF (22.2N) UNLESS GREATER REQUIRED FOR FIRE-DOORS.
- THE SWEEP PERIOD OF ALL CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES (75MM) FROM THE LATCH, MEASURE TO THE LEADING EDGE OF THE DOOR.
- ALL DOOR HARDWARE TO BE MOUNTED IN ACCORD WITH ADA & MANUFACTURERS GUIDELINES.

MATERIAL REQUIREMENTS

ACOUSTIC TILE:	FS-25; SD-50
CARPET:	FS-50; SD-10, FC-15
DRYWALL:	FS-15; SD-0
TOP SET BASE:	FS-LESS THAN 2
VINYL FLOOR TILE:	FS-75; SD-450
FLAME SPREAD REQUIREMENTS	
FLOOR FINISH:	CLASS II NFPA 253
WALLS & CEILINGS:	CLASS C FLAME SPREAD INDEX 76 - 200
EXIT CORRIDORS:	CLASS A FLAME SPREAD INDEX 0 - 25

CODE INFORMATION

OHIO BUILDING CODE 2017

USE GROUP: 'A-2' ASSEMBLY; 'B' OFFICE MIXED NONSEF

CONSTRUCTION TYPE: 5B

BUILDING HEIGHT: 1-STORY, 12'

FIRE SUPPRESSION: NONE

ALLOWABLE AREA: 9,500SF

EXISTING BUILDING AREA: 4,800 SF EXISTING, NO CHANGE

AREA OF WORK: 1303 SF (NO NEW SQUARE FOOTAGE ADDED)

DESIGN OCCUPANT LOAD: 63 OCCUPANTS (SEE PLAN)

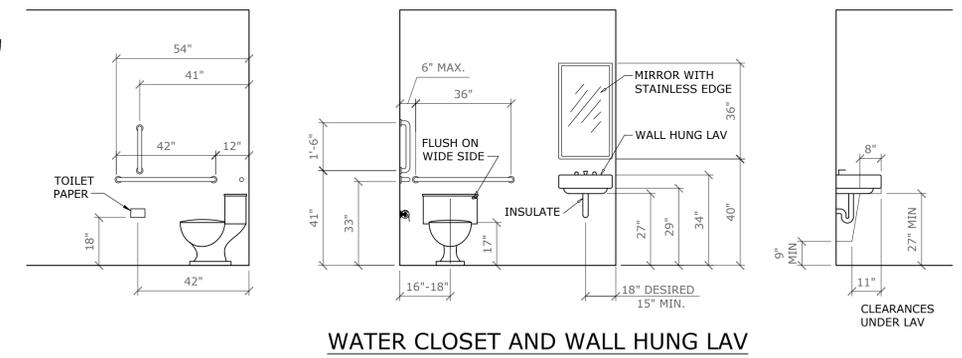
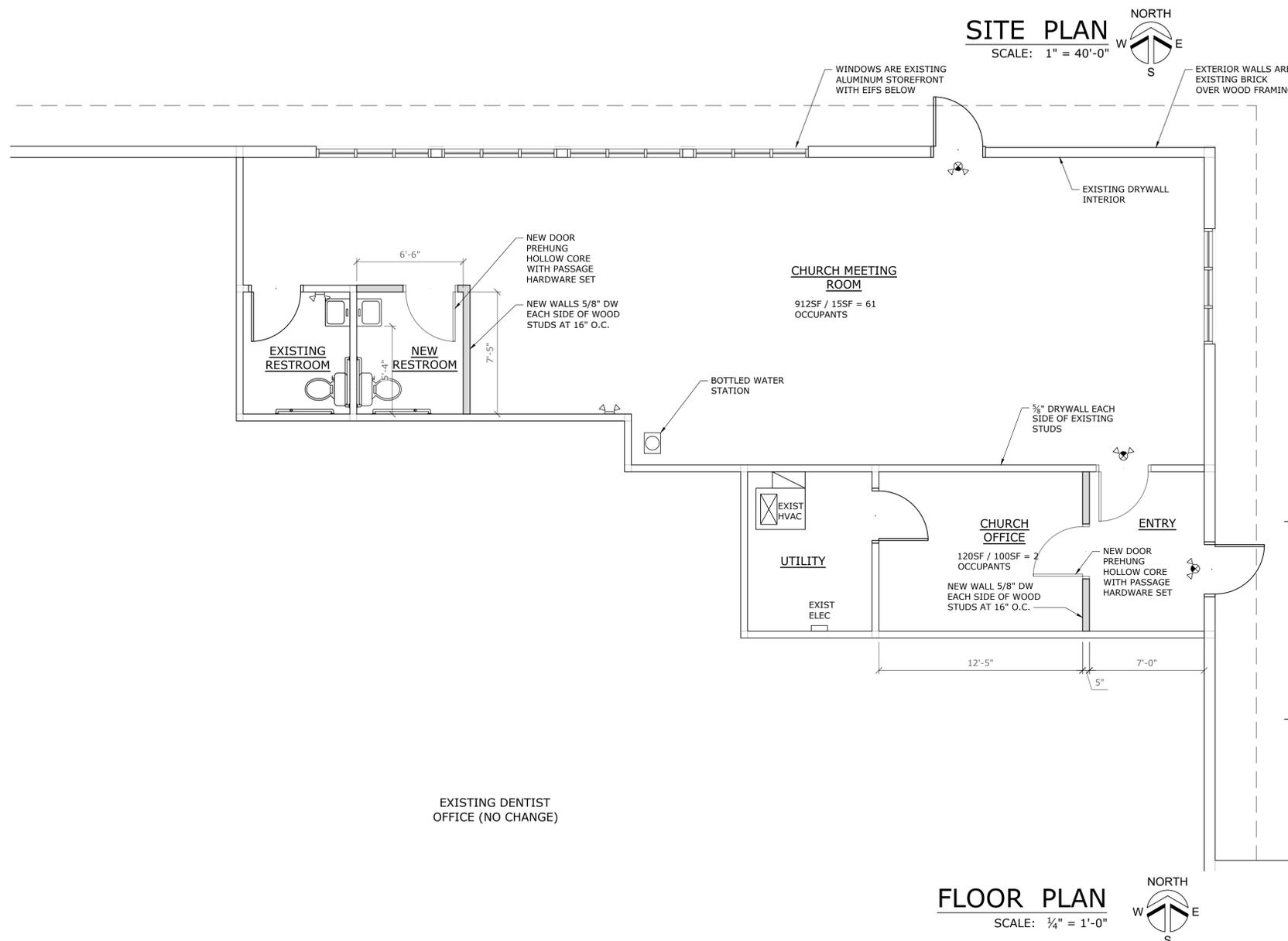
PROJECT DESCRIPTION:

- INTERIOR ALTERATION TO ACCOMMODATE LAYOUT FOR SMALL BUSINESS OPERATIONS. HVAC IS EXISTING. CEILING IS EXISTING DRYWALL ON UNDERSIDE OF WOOD TRUSSES. A NEW DROP CEILING MAY BE INSTALLED BELOW THE DRYWALL TO ACCOMMODATE LIGHTING AS DETERMINED UNDER SEPARATE ELECTRICAL PERMIT.

PLUMBING FIXTURES: 2 WC, 2 LAVS, 1 BOTTLE WATER

ELECTRIC SHALL BE SUBMITTED AS SEPARATE PERMIT.

PARKING NOTE: PER THE TERMS OF THE LEASE BETWEEN BUILDING OWNER & TENANT, THIS CHURCH WILL OPERATE OUTSIDE OF BUSINESS HOURS (WEEKNIGHTS & WEEKENDS ONLY). THE DENTIST OFFICE WILL KEEP CURRENT OPERATING REGULAR BUSINESS HOURS M-F 8-5. THUS, PARKING CAPACITY WILL BE NONSIMULTANEOUS FOR THE TWO SPACES.



JOHN R. GRIER
LICENSE #4207
EXPIRES 12/31/2021

STATE OF OHIO
REGISTERED ARCHITECT

JOHN R. GRIER ARCHITECT

1565 BEVERLY ROAD, CANTON, OHIO 45302
Phone (513) 485-8000 Fax (513) 485-8009
e-mail: jrgriera@me.com

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JOHN R. GRIER ARCHITECT, INC.

IN ASSOCIATION WITH:

ELEVATION DESIGN LLC
15000 STATE ROUTE 125, SUITE 108
CANTON, OHIO 45302

IN ASSOCIATION WITH:

ELEVATION DESIGN LLC
15000 STATE ROUTE 125, SUITE 108
CANTON, OHIO 45302

TENANT FINISH FOR:
BUSINESS OFFICE
3978 MACK ROAD
FAIRFIELD, OHIO 45014

DRAWN BY:
TWH, RWD

ISSUED FOR:
PERMIT

ISSUED DATE:
12-16-2020

REVISIONS:

SHEET
A1.1

FLAT FILE C-9
JOB NO. 2082

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.

4. The entire length of the driveway, from Donald Drive to the gate, shall be paved with a hard durable surface. Gravel is not permitted.
5. Any existing gravel that is located near Donald Drive that is not paved shall be removed and replaced with grass and landscaping.
6. No vehicles, equipment or materials shall be stored on site until the yard area has been laid with gravel and a private stormwater drainage system installed.
7. Stormwater quantity calculations shall be tabulated and submitted to the City Engineer for approval before the project begins. A review of the existing catch basin should be a part of this analysis.
8. Per the U.S. EPA requirements, a stormwater quality plan shall be prepared and submitted to the City Engineer for approval before the project begins.
9. All existing perimeter trees that are located outside the gravel area are to remain unless dead or dying.
10. The salt bin storage area shall be paved with a hard durable surface to prevent groundwater infiltration. In addition, a canopy shall be constructed over the salt in order to protect it from the rain.
11. A fence permit shall be obtained from the Fairfield Building Division prior to fence installation. The fence shall include screening on the sections visible from Donald Drive and Grace Station. A wooden privacy fence is to be installed between 74 Donald Drive and 76 Donald Drive.

Motion carried 6-0, with Bill Woeste recusing himself as a trustee of the Food Pantry.

Conditional Use Six Month Review – Spero Health – 5966 Boymel Dr. Unit 1

Spero Health received conditional use approval in October, 2019. One of the conditions of approval was a six month review after the issuance of the certificate of occupancy. Spero Health received its certificate of occupancy at the end of January; but delayed the opening until June due to Covid-19. They will provide an update in the fall.

Scott Lepsky, seconded by Bill Woeste, motioned to extend the six month review for an additional six month period. Motion carried 7-0.

Proposed Code Changes – Chapters 1143 & 1157

Proposed code changes were discussed. Chapter 1143.261 will regulate portable storage containers within the C-1, C-2, C-3, C-3A, D-1, D-1A, B-1, SE, ST, and C-4 zoning districts and on all other property used for non- residential purposes in any planned unit development. The proposed changes will: