

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION
JANUARY 13, 2021

Scott Lepsky called the Regular Meeting of the Fairfield Planning Commission to order. Members present: Scott Lepsky, Melissa O'Brien, Bill Woeste, and Brian Begley. Motion to excuse Don Hassler, Dean Langevin, and Gwen Ritchie carried unanimously. Gwen Ritchie arrived at 6:05 pm.

MINUTES OF THE PREVIOUS MEETING

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

OLD BUSINESS

NEW BUSINESS

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

An application has been submitted to operate a church in the C-3 zoning district. The applicant will be leasing a 1300 square foot unit from the dentist office that owns the building and operates out of the rest of the building. The sanctuary will encompass 900 square feet of the lease space. The property has 30 parking spaces available; 13 are required for the church. The lease agreement between the church and the dentist prohibits the church from operating during business hours for the dentist.

Tracey Davis, Victorious Church pastor, was in attendance and spoke. He stated that his services are virtual due to Covid-19. He is currently sharing a church in Evanston. His congregation consists of about 25 people, including children. He estimates the most people that have attended a service is 32 people. He also plans to use the church space for business meetings, a gathering place to plan volunteer activities, and bible study on Tuesday nights. Regular church services are 12:00-2:00 pm on Saturdays. If their congregation grows, they may hold two services on Saturday. His mother founded the church in 2008; he and his wife took over operations in 2018. He plans to sign a three-year lease at this location. Parking was discussed. He has permission to use the dentist parking spaces since they are not operating during the same hours.

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

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.

Motion carried 5-0.

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

Spero Health Clinic received approval for their conditional use application in October 2019, contingent on a 6-month review from the date of opening. At the July 2020 meeting, the Commission was informed that the applicant had delayed their opening until July 2020. At that time, the Planning Commission delayed the 6-month review for another 6 months. The police department was contacted and indicated that there have been no calls for service. There have been no zoning issues and Spero has reported no issues.

Scott Lepsky, seconded by Bill Woeste, motioned to approve the continued use of the clinic.
Motion carried 5-0.

REPORTS/STUDIES/GENERAL DISCUSSION

Ms. Ritchie reported that Parks Board reviewed the final budget. They also approved an outside pool management company to take over operations of the Aquatic Center.

Mr. Begley reported that schools are back in session. Social distancing requirements are being changed from 6 feet to 3 feet.

Mr. Woeste reported that there are special meetings coming up to hire a new city manager and eventually a new assistant city manager.

Mr. Lepsky reported that at the last Planning Commission meeting, the Commission requested a briefing regarding various zoning issues. The briefing will be discussed at the next meeting, since not all members are present.

Motion to adjourn carried unanimously.