

**MINUTES OF A REGULAR VOTING MEETING OF THE**  
**FAIRFIELD PLANNING COMMISSION**  
**JANUARY 26, 2022**

Scott Lepsky called the Regular Meeting of the Fairfield Planning Commission to order. Members present: Scott Lepsky, Marty Medler, Missy O'Brien, and Gwen Ritchie. Motion to excuse Don Hassler and Matt Davidson carried unanimously.

**MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting held January 12, 2021 were approved unanimously.

**OLD BUSINESS**

I. Concept Plan for Planned Unit Development – 5846 Pleasant Ave. (Tabled)

Motion to remove this item from the table carried unanimously.

An application has been submitted for approval of a concept plan for a planned unit development at 5846 Pleasant Avenue. The current zoning of the property is R-0, One Family Residence zoning district. This application was heard at the last meeting and was tabled to allow the applicant to address some concerns the Planning Commission had regarding the project. Erin Lynn, Planning Manager, gave an overview of the last meeting. Ms. Lynn referenced the goals of the Fairfield Forward Comprehensive Plan and discussed how infill lots should be developed to be compatible with the surrounding homes and with the general characteristics of the nearby neighborhoods. One of the concerns from the previous meeting was the detention basin being located on its own lot and the possibility of it not being maintained. The applicant has since incorporated the detention basin onto the two adjacent building lots. The building lots are now larger, but do not include any additional buildable space. Another concern from the last meeting was the lot sizes in relation to the building envelopes. The applicant submitted first-floor plans of each proposed home that shows the placement of the house on each building envelope. All of the floor plans show front entry garages, with the first-floor footprint ranging from 2000-2600 square feet. Two of the houses in the cul-de-sac appear garage dominant; staff would request a design with garages less dominant. The house on Lot 4 sits with the side facing the street, because of the irregular shaped lot. Staff will ask the applicant to design the house so the side of the house looks like the front of the house or make the lot unbuildable. Sidewalks were another concern at the last meeting. Sidewalks are required on Pleasant Avenue, unless the requirement is waived by the Planning Commission. Members of the Commission were concerned about a "sidewalk to nowhere", since there are no other sidewalks in the area. There was also concern about people trying to access the Resor Road crossing. In response to the concerns about traffic safety on Pleasant Avenue, the applicant has added a right turn lane into the subdivision. Mr. Lepsky discussed the concerns about water retention from the last meeting. He stated that the applicant appears to have addressed those concerns.

Tony Marshall, applicant, was in attendance. Ms. Ritchie asked him what price point he was expecting for the homes. Mr. Marshall said he thinks they will sell for \$500-700K, depending on the specific house. All of the homes will be built with basements and will have a second floor. With the addition of a second floor, the homes will be closer to 4,000 square feet. Ms. Ritchie asked if any of the floor plans submitted were Ashford Homes plans. Mr. Marshall stated that none of them are Ashford Homes; they are all original floor plans.

Vincent Terry, architect, was in attendance. He stated that he was just hired by Mr. Marshall for this project. He said the homes will be between 3500-4500 square feet and all will be two-story. The footprints of the houses come right up to the setback; concrete patios can extend beyond the footprint, but decks can't because they are considered structures. He stated that each footprint will be customized by the buyer. Ms. Ritchie asked why the driveway was curved on Lot 4. Mr. Terry stated that he has already turned the footprint so the garage can be either side or front entry. With the new configuration, the front of the house will face the street and the driveway will come straight out to the street. Basements were discussed. Ms. Lynn stated that a possible condition of approval requires all of the houses to have basements. Mr. Kathman discussed price points of the homes with Ms. Ritchie, who is a realtor. Ms. Ritchie stated that the price point that Mr. Marshall talked about earlier, \$500-700K, is at the very top of the market for Fairfield. The lots are very small for that high of a price. Lot prices were discussed. Mr. Marshall stated that he is not selling lots, he is selling houses. Mr. Kathman said that the Public Works department staff feels the infrastructure estimates that Mr. Marshall provided are too low. The price of the lots with the infrastructure installed may be too high to sell at the price points that Mr. Marshall expecting.

Mr. Lepsky discussed the Fairfield Forward Comprehensive Plan section that relates to infill lots and how they should be developed so as to protect and preserve surrounding properties. He also referenced Chapter 1145.07 of the Zoning Code - Architectural Standards for Principal Residential Structures on Infill Parcels. This chapter was written to ensure the architectural character and property values of the surrounding area are preserved. Mr. Lepsky said he does not see how this development works in this portion of Fairfield. Ms. Ritchie said she did analyses of the density of the neighborhoods that are in close proximity to this proposed development. She stated that the proposed development is much denser than anything that surrounds it.

Scott Lepsky, seconded by Marty Medler, motioned to deny a recommendation to City Council. Motion carried 5-0.

Alvertis Bishop, attorney representing Mr. Marshall, was in attendance. He said he has been listening to the concerns of the Commission and believes that with some changes the subdivision can work. He wants to withdraw the vote tonight and come back to the Commission with a revised plan. Mr. Vincent said he is also new to the project and wants a chance to make it work. He said he thinks the Commission made a hasty decision. He asked the Commission to keep an open mind; many communities are doing the same thing with density and are able to get the same price points that Mr. Marshall is expecting. Mr. Lepsky reminded Mr. Vincent that this is the third meeting that the project has been discussed, including the Public Hearing, a two-

hour Planning Commission meeting two weeks ago, and tonight's meeting. Steve Wolterman, city attorney, stated that the Commission has already voted. The applicant can withdraw the request before the next Council meeting and resubmit to restart the process if they wish. Mr. Kathman said he met with Mr. Marshall over the summer and shared a plan that a previous developer had submitted that would work and would not require Planning Commission approval.

## **NEW BUSINESS**

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

Gwen Ritchie reported that the Parks Board has two positions open; the 1<sup>st</sup> Ward and 4<sup>th</sup> Ward. Interviews will be held soon. They could not hold their last meeting because they did not have a quorum.

Greg Kathman reported that staff would be giving a presentation on the Planning and Zoning Code update at the next City Council meeting.

Motion to adjourn carried unanimously.

---

Scott Lepsky, Chairman

---

Lynda McGuire, Secretary