

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION
FEBRUARY 9, 2022

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

MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting are pending.

OLD BUSINESS

NEW BUSINESS

Ms. Ritchie arrived at 6:05 pm.

Minor Modification for Planned Unit Development – 945 Deis Drive – Fairfield Pediatric Dentistry

An application has been submitted for approval of a minor modification to the Village Green PUD. The applicant is requesting to build a 240 square foot addition to the east side (rear) of the building to be used for an office in association with the dental practice. The building was previously used for a doctor's office. Erin Lynn, Planning Manager, stated the applicant was able to find brick to match the 20-year-old building. Along the south property line, there is a landscape buffer between the subject property and the adjacent residential properties. The rear portion of the buffer has since died or was removed. One of the conditions of approval is to replace that portion of the buffer with arborvitae to screen the parking lot and the addition from the residential homes.

Tom Bryant, applicant and builder, was in attendance. He stated that the doctor has agreed to all of the conditions of approval. Ms. Ritchie asked staff to check the plans to make sure the exit in the rear of the building is safe for patients.

Scott Lepsky, seconded by Marty Medler, motioned to approve the minor modification with the following conditions of approval:

1. Brick that matches the existing building shall be used for the entire addition.
2. The dumpster shall be located in the enclosure at all times.
3. Any site or building signage requires approval by the Design Review Committee.
4. Arborvitae shall be planted on the southern berm to screen the addition and rear parking lot from the adjacent residential homes. The shrubs shall be planted 4-5 feet on center and be 5-6 feet tall at the time of planting. The shrubs shall be installed prior to obtaining a certificate of occupancy.

Motion carried 5-0.

REPORTS/STUDIES/GENERAL DISCUSSION

Erin Lynn stated that there will likely be a public hearing on March 14.

Greg Kathman reported that the applicant for the 5846 Pleasant Avenue subdivision from the last meeting plans to withdraw his request and revise for possible resubmission.

Motion to adjourn carried unanimously.

Scott Lepsky, Chairman

Lynda McGuire, Secretary