

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION
APRIL 14, 2021

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

MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held March 24, 2021 were approved unanimously.

OLD BUSINESS

NEW BUSINESS

I. Building Façade Approval – Berkey Custom Homes – 6270 Casey Ct.

It was noted that there is a typo on the agenda that lists the wrong street for this application.

An application has been submitted by Berkey Custom Homes for building façade approval of a new home in the Reserves section of the Emerald Lake Subdivision. The lot backs up to Edmorr Way and is a relatively flat parcel. The proposed house is a 2,900 square foot, 2-story home with a side entry garage. The house is all brick. The middle eave will have Hardie board at the top.

Kevin Keyes, with Berkey Custom Homes, was in attendance and spoke. He stated that this was a new home plan that he has never built before. The proposed home is pre-sold and the owners have approved the façade that was submitted. Erin Donovan Lynn, Planning Manager, stated that this exact home elevation cannot be built elsewhere in the Reserves, but there is nothing to prevent it from being built elsewhere in the Emerald Lake Subdivision. Architectural diversity of the homes in the Reserves was discussed. Steve Wolterman, from the Law Department, said diversity has two components; diversity between the homes in the Reserves and diversity between other homes throughout the City of Fairfield. Mr. Woeste said he thinks the façade is somewhat plain for the Reserves and asked if stone could be added to the front under the windows to break up the brick. Mr. Begley agreed the plan was somewhat plain. Mr. Keyes discussed the different depths of the three gables and stated there is also a false window on the garage side of the house. Greg Kathman, Development Services Director, asked Mr. Keyes to describe the doors and shutters on the house, since it is hard to see on the elevations. Mr. Keyes stated that he is using raised panel shutters and the front door has a glass panel. He said the required landscaping would cover any stone added to the front knee wall and suggested adding to stone to the arch over the front door instead. Ms. Ritchie suggested adding brick coins to the front corners of the house, which would add a little more interest to the façade and make the

elevation different enough, in case he decides to build the same house in the subdivision. Mr. Keyes stated that he has not heard any objections from the people in the subdivision and there was no one in the audience. Mr. Lepsky asked if Mr. Keyes was ok with the elevation as it was submitted, as he has the right to have the Commission to vote on the elevation without modifications. Mr. Keyes said he was fine with adding the brick coins to the front corners of the house, as discussed earlier.

Scott Lepsky, seconded by Bill Woeste, motioned to approve the building façade with the conditions that brick coins are added to all front corners and Hardie board is to be used where siding is noted on the front elevation. Motion carried 6-0.

II. Election of Officers & Approval of Policies and Procedures

Motion to approve the Policies and Procedures with only changes to the date carried unanimously.

Motion to approve the following officers/assignments carried unanimously.

Officers/Assignments:

Chairman (Scott Lepsky)

Vice-Chairman (Don Hassler)

Secretary (Lynda McGuire)

Representative to the Board of Zoning Appeals (Scott Lepsky)

Representative to the Design Review Committee (Don Hassler)

OKI Representative (Greg Kathman)

REPORTS/STUDIES/GENERAL DISCUSSION

Mr. Begley reported that school was running smoothly and there have been no recent Covid concerns.

Mr. Kathman stated that the Hypershine car wash that was on the agenda last month withdrew their application. Staff is currently speaking with the people from Meijer. He reported that the industrial market is hot right now; there are hundreds of new jobs and millions of dollars in investment coming to the City.

Motion to adjourn carried unanimously.