

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION
SEPTEMBER 22, 2021

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

MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held September 8, 2021 were approved unanimously.

OLD BUSINESS

NEW BUSINESS

REPORTS/STUDIES/GENERAL DISCUSSION

Erin Lynn, Planning Manager, showed the Commission slides of a Freddy's restaurant building. She stated that the restaurant has expressed interest in constructing a building on one of the outlots on the Meijer property. The representatives for Freddy's want feedback on the proposal and are interested if there would be support if they move forward with their submission. Building materials consist of mostly white EIFS with a brick knee wall. There is also a red metal awning on the front of the building. Ms. Lynn showed slides of other Freddy's buildings that have been constructed with different building materials, including more brick and stone. She said she would like to see more of these materials when they submit. Members of the Commission agreed that the building materials should include more brick and stone. Mr. Lepsky stated that he would also like to know hours of operation and car count for the restaurant so these items can be discussed when they officially submit. Greg Kathman, Development Services Director, stated that Freddy's is a very popular nationwide chain restaurant that Economic Development has been trying to bring to Fairfield for a long time.

- Planning and Zoning Code Update Discussion with Consultant

Ms. Lynn introduced the consultant team from McBride Dale Clarion. The team includes Liz Fields and Len Kendall. Ms. Fields gave a PowerPoint presentation on the update process.

Mr. Woeste asked how they planned to address legal issues and compliance if they did not have a lawyer on staff. Ms. Fields stated that they are educated on "hot button" topics and are familiar with state and county guidelines. They will be relying on our law department as necessary. Steve Wolterman, Asst. Law Director, stated that constitutional issues come up often with zoning code

updates. The timeline was discussed; the process should take 12-18 months. Mr. Lepsky said he is looking for stricter codes for residential issues as a result of the update. Ms. Fields asked if there are certain projects that the Commission likes or were happy with after their completion. Village Green was one project that came together nicely; the mall is a project that ended up a bad project; as well as some automobile sales and uses. There was discussion regarding consistency with standards and expectations for all areas of the city with regard to both residential and commercial properties. The goal is to leave less up to interpretation and make the code easier to understand. Mr. Kathman asked the Commission for feedback regarding electronic signs. The technology is the same for both basic lettering and videos and is generally included in the newer electronic signage. He stated that a challenge is going to be finding a balance between bureaucracy vs. being business friendly. Redevelopment and infill guidelines were discussed as important issues, as the city is presently very built out. Minimum thresholds for landscaping, building materials, and signage should be created. Design Review was discussed. Ms. Lynn asked if it was appropriate in other zoning districts besides downtown. She stated that the Fairfield Forward broke out four specific areas of the city to consider applying design review guidelines; Town Center, Pleasant/John Gray, Mack/S.Gilmore, and the Route 4 corridor. It may be appropriate to expand the current Design Review Committee's responsibilities to include design review for these areas, as the Committee mostly just reviews signage at the present time. Mr. Woeste stated that it is important to get public input on the zoning code update because zoning touches every person in town, whether they live here or work here.

Ms. Lynn reminded the Commission that there is a Joint Public Hearing with City Council on September 27 at 7:00 pm to discuss the Benzing Estates project and some Zoning Code changes. On Tuesday, October 12 there will be a Joint Public Hearing to discuss a City Barbecue restaurant at the old Gold Star Chili location on Route 4 in Stockton Station. It will be presented at Planning Commission on October 13. The October 13 meeting is expected to be a full agenda.

Ms. Ritchie reported that the new Harbin Park shelter and play area is being presented at the Council Meeting on Monday. They are also discussing the new golf cart vendor.

Mr. Begley reported that there will be a Homecoming parade this year. It is on October 8, with the Homecoming Dance on October 9 in the football stadium.

Motion to adjourn carried unanimously.