

MINUTES
REGULAR MEETING OF COUNCIL
SEPTEMBER 26, 2016

Call to Order

Mayor Steve Miller called the Regular Meeting of Council to order at 7:00 PM at the Fairfield Municipal Building, 5350 Pleasant Avenue.

Prayer/Pledge of Allegiance

Councilmember Pennington led in prayer and the Pledge of Allegiance.

Roll Call

Clerk Wilson called the roll of Council. Present members were Councilmember Bob Myron, Councilmember Craig Keller, Councilmember Debbie Pennington, Councilmember Chad Oberson, Councilmember Mike Snyder, and Councilmember Bill Woeste.

Councilmember Oberson, seconded by Councilmember Woeste, moved to excuse Councilmember Abbott. Motion carried 6-0.

Agenda Modifications

No agenda modifications.

Executive Session Requests

No Executive Session requests.

Special Presentations and Citizen Comments

Chamber of Commerce Update

Kert Radel, President of the Chamber of Commerce, introduced the Young Professionals group, who announced their food drive in October and November.

Public Hearing(s)

Joint Public Hearing – Planning & Zoning Code Changes

Mayor Miller opened the public hearing at 7:07 PM. Clerk Wilson read the hearing notice and called the roll of Planning Commission. Commissioners Hasselbeck, Hassler, D'Epifanio, Lepsky and Begley in attendance. Councilmember Snyder, seconded by Councilmember Woeste, moved to excuse Commissioner Paullus. Planning Manager Erin Donovan discussed the proposed changes to the Planning & Zoning Code and the remaining steps of the process (see attached slides). Mayor Miller closed the public hearing at 7:18 PM.

Mayor/Council Reports

Councilmember Myron announced the closing of Symmes Tavern. He also announced the Trick-or-Treat hours from 6:00-8:00 PM on October 31.

Councilmember Pennington announced the Fairfield Footlighters presentation on October 1-3, as well as the Huffman Park session titled "Bees in Winter." She also reminded everyone of the Farmers Market on Wednesdays through October 19.

Councilmember Oberson reported that John Gray Road is closed for bridge work and the Holden/Rt. 4

project is coming along.

Councilmember Snyder welcomed Boy Scouts Troop 969 from St. Mark's. He also updated that the Mack Road Water Storage Tank rehabilitation project is on schedule for completion by mid-October. The next tank for improvements is Winton Road.

Councilmember Woeste thanked Kert Radel for introducing the Young Professionals group to Council. He also announced the Business Showcase at Receptions on October 5.

Approval of Minutes

Regular Meeting Minutes of September 12, 2016

- The Regular Meeting Minutes of September 12, 2016 were approved as written and submitted.

OLD BUSINESS

DEVELOPMENT SERVICES COMMITTEE

Bill Woeste, Chairman; Bob Myron, Vice Chairman; Mike Snyder, Member

Ordinance to amend various chapters of the Zoning Code of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio.

Legislative Action: The second reading of this ordinance was held for Planning Commission recommendation.

NEW BUSINESS

COMMUNITY & PUBLIC RELATIONS COMMITTEE

Bob Myron, Chairman; Bill Woeste, Vice Chairman; Debbie Pennington, Member

Simple Motion: Motion to approve the November and December 2016 meeting schedule as detailed in the Council Letter 11(A)(1).

Councilmember Myron, seconded by Councilmember Pennington, moved to approve the November and December 2016 meeting schedule. Motion carried 6-0. SIMPLE MOTION NO. 18-16. APPROVED 6-0.

DEVELOPMENT SERVICES COMMITTEE

Bill Woeste, Chairman; Bob Myron, Vice Chairman; Mike Snyder, Member

Ordinance to authorize the City Manager to execute the FY 2017 Community Development Block Grant (CDBG) application and agreement and declaring an emergency.

Councilmember Bill Woeste, seconded by Councilmember Chad Oberson moved to read the following ordinance by title only. Motion Carried 6-0.

Background: Acting City Manager Sackenheim recommended an ordinance for the CDBG application and agreement. The funds will be used for playground equipment for the Good Neighbors Park. Legislative Action: Councilmember Woeste presented the first reading of this ordinance.

PARKS, RECREATION AND ENVIRONMENT COMMITTEE
Debbie Pennington, Chairman; Craig Keller, Vice Chairman; Tim Abbott, Member

Ordinance to authorize the City Manager to enter into a contract with Ann M. Henry and Nancy R. Helm for purchase of the Muskopf property at the corner of River and Gray Roads known as 6460 River Road, Fairfield, Ohio and declaring an emergency.

Councilmember Debbie Pennington, seconded by Councilmember Craig Keller moved to read the following ordinance by title only. Motion Carried 6-0.

Background: Acting City Manager Sackenheim recommended a contract to purchase the Muskopf property. If approved, this property will become part of the Marsh Park expansion project. Legislative Action: Councilmember Pennington presented the first reading of this ordinance.

Councilmember Debbie Pennington, seconded by Councilmember Bob Myron moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 6-0. Councilmember Debbie Pennington, seconded by Councilmember Craig Keller moved to adopt. Motion Carried 6-0. ORDINANCE NO. 84-16. APPROVED 6-0.

PUBLIC WORKS COMMITTEE
Chad Oberson, Chairman; Mike Snyder, Vice Chairman; Bill Woeste, Member

Councilmember Chad Oberson, seconded by Councilmember Mike Snyder moved to read the following ordinances by title only. Motion Carried 6-0.

Ordinance to authorize the City Manager to execute an Ohio Public Works Commission (OPWC) Clean Ohio Grant Application for purchase of the Muskopf property and declaring an emergency.

Background: Acting City Manager Sackenheim recommended an OPWC Clean Ohio Grant application for the purchase of the Muskopf property. This grant will cover approximately 74% of the purchase price of this property. Legislative Action: Councilmember Oberson presented the first reading of this ordinance.

Councilmember Chad Oberson, seconded by Councilmember Craig Keller moved to suspend suspend the rules requiring three (3) readings of this ordinance. Motion Carried 6-0. Councilmember Chad Oberson, seconded by Councilmember Debbie Pennington moved to adopt. Motion Carried 6-0. ORDINANCE NO. 85-16. APPROVED 6-0.

Ordinance to authorize the City Manager to enter into a three (3) year contract with Stantec for Geotechnical and Testing Services and declaring an emergency.

Background: Acting City Manager Sackenheim recommended a contract with Stantec for Geotechnical and Testing Services. Legislative Action: Councilmember Oberson presented the first reading of this ordinance.

Councilmember Chad Oberson, seconded by Councilmember Bill Woeste moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 6-0. Councilmember Chad Oberson, seconded by Councilmember Debbie Pennington moved to adopt. Motion Carried 6-0. ORDINANCE NO. 86-16. APPROVED 6-0.

Ordinance to authorize the City Manager to enter into a contract with Ohio Department of Transportation (ODOT) for Bridge Inspection Services.

Background: Acting City Manager Sackenheim recommended a contract with ODOT for bridge inspection services. This is a routine ordinance required by ODOT. Legislative Action: Councilmember Oberson presented the first reading of this ordinance.

FINANCE & BUDGET COMMITTEE

Tim Abbott, Chairman; Debbie Pennington, Vice Chairman; Craig Keller, Member

Councilmember Debbie Pennington, seconded by Councilmember Craig Keller moved to read the following ordinances by title only. Motion Carried 6-0.

Ordinance to amend Ordinance No. 107-15 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2016, and ending December 31, 2016."

Background: Acting City Manager Sackenheim recommended the following Contractual Appropriations – \$265,000 for purchase of Muskopf property. Legislative Action: Councilmember Pennington presented the first reading of this ordinance.

Councilmember Debbie Pennington, seconded by Councilmember Bob Myron moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 6-0. Councilmember Debbie Pennington, seconded by Councilmember Craig Keller moved to adopt. Motion Carried 6-0. ORDINANCE NO. 87-16. APPROVED 6-0.

Ordinance to amend Ordinance No. 107-15 entitled "An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2016, and ending December 31, 2016."

Background: Acting City Manager Sackenheim recommended the following Non-Contractual Appropriations - \$40,000 for drainage improvements on Ann Court; \$26,629 for facilities energy upgrades; \$9,955 for renovation at Miami Chapel Cemetery. Legislative Action: Councilmember Pennington presented the first reading of this ordinance.

Councilmember Debbie Pennington, seconded by Councilmember Bill Woeste moved to suspend the rules requiring three (3) readings of this ordinance. Motion Carried 6-0. Councilmember Debbie

Pennington, seconded by Councilmember Chad Oberson moved to adopt. Motion Carried 6-0.
ORDINANCE NO. 88-16. APPROVED 6-0.

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- Tuesday, October 11 Council-Manager Briefing, 6:00 p.m.; Regular Meeting, 7:00 p.m.
- Monday, October 24 Council-Manager Briefing, 6:00 p.m.; Regular Meeting, 7:00 p.m.
- Monday, November 14 Council-Manager Briefing, 6:00 p.m.; Regular Meeting, 7:00 p.m.

Executive Session of Council (if needed)

No Executive Session.

Adjournment

The Regular Meeting adjourned at 7:35 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved _____

PUBLIC HEARING

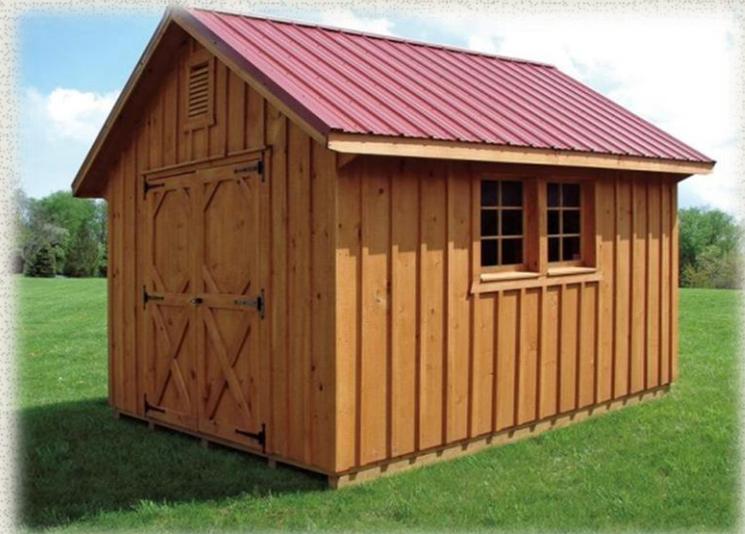
September 26, 2016

Background

- Update the zoning ordinance on an as need basis; last update was a year ago
- Changes were recommended by the Planning Commission and Board of Zoning Appeals
- The proposed changes involve modifications to several zoning districts and the addition of general regulations to the Code

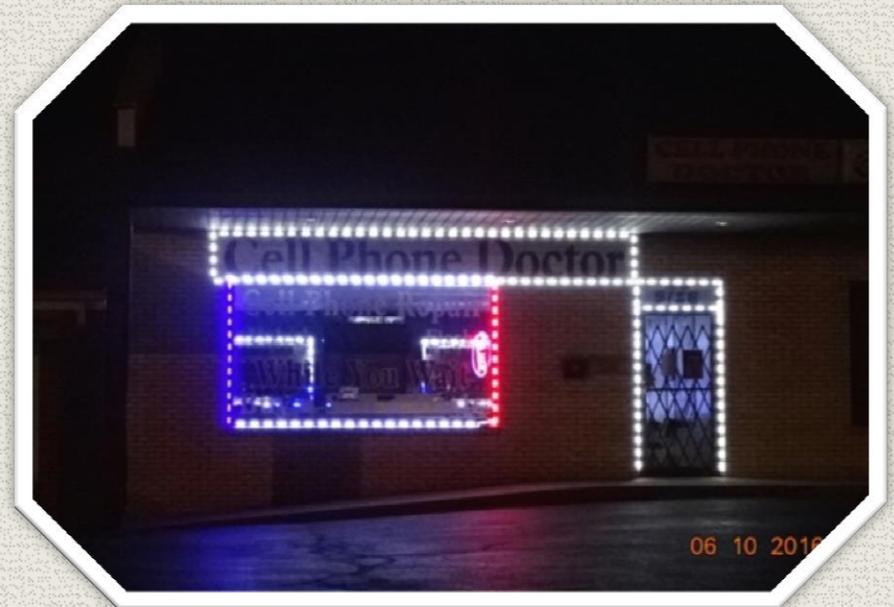
Metal Roof on Accessory Structure

- Existing: Metal roofs are not permitted on accessory structures greater than 100 square feet
- Propose: permit metal roofs on accessory structures, which are factory-finished with a rib or standing seam design and warranted against rust on all accessory structures, except carports



String Lights

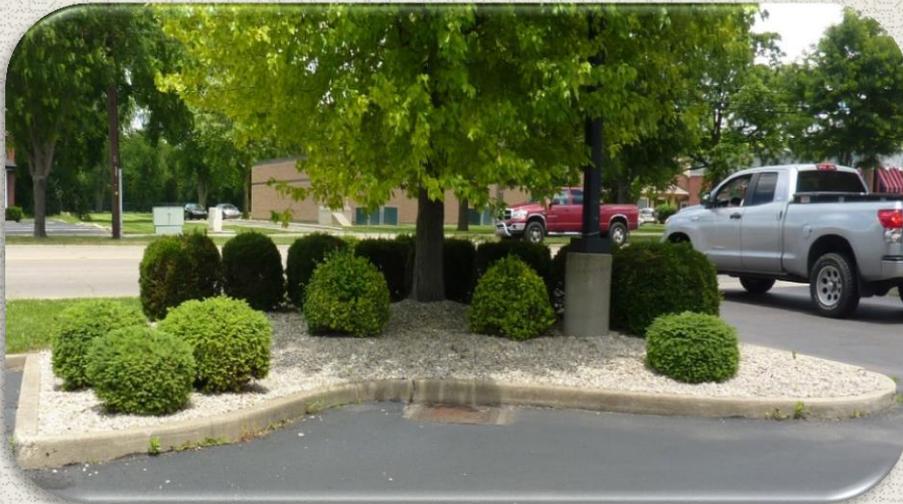
- Propose defining “string lights” in the sign chapter and prohibiting them
 - Definition: Means LED lights or other continuous or connected series of lights that are flexible or rigid in construction used to outline or decorate a structure, including windows and door frames, whether located inside or outside the structure. This does not include seasonal lighting.



Site Landscaping

- **Propose**: In all zoning districts, except single-family residential, all areas not occupied by structures, pathways, parking lots or loading areas shall be planted with landscaping, grass or natural ground cover. No type of hardscape, such as rock, is permitted, except as used to convey stormwater run-off or accessory to landscaping.

Prohibit



Permit



Security Bars

- Propose: Security bars, grilles or similar devices shall only be installed on the interior of the window or door frame, retractable and completely concealed at all times during which the building is open for business. A building permit shall be required prior to installation of security bars, grilles or similar devices.



Design Review Committee - membership

- Design Review Committee membership (9):
 1. City Council rep.
 2. Planning Commission rep.
 3. Development Services Director
 4. Building Superintendent
 5. Citizen At Large rep.
 6. Business owner/operator in the downtown, one from each quadrant (4)
 - ▶ **Propose 2 members to be business owners or operators from the Town Center.**
 - ▶ **Propose 2 members to be business owners or operators from the Town Center or Citizen At Large reps.**

Clinic – conditional use

- Clinic Definition – a place for the care, diagnosis and treatment of sick, ailing, infirmed and injured persons, but who are not provided with board or room or kept overnight on the premises
- Propose to reclassify clinic from a Principal Permitted Use to a Conditional Use in the C-2, C-3, C-3A, C-4 and D-1 Zoning Districts

Church – C-1 and D-1 Districts

- Clarify a church is a Conditional Use in the C-1 and D-1 Districts

Height Regulations

- The Code does not address height limits in the D-1 and C-2 Zoning Districts.
- Propose: No principal or accessory structure shall exceed a height of three stories or forty feet, whichever is lower, except as provided in Section 1180.02 and except when expressly authorized as a conditional use by Planning Commission.

Process

- Public Hearing – September 26, 2016
- Planning Commission – Wednesday, September 28, @ 6:00 PM
- Second Reading – Tuesday, October 11 @ 7:00 PM
- Third Reading – Monday, October 24 @ 7:00 PM

Questions and Comments