

**MINUTES OF A REGULAR VOTING MEETING OF THE**

**FAIRFIELD PLANNING COMMISSION**

**April 8, 2009**

Jerry Dailey, Chairman, called the Regular Voting Meeting of the Fairfield Planning Commission to order.

Members present: Jerry Dailey, Deborah Rhees, Scott Lepsky, Terry Senger and Don Hassler.

Scott Lepsky, seconded by Terry Senger, made a motion to excuse Diana Bailey and Jeff Holtegel. Motion carried 5 – 0.

**MINUTES OF THE PREVIOUS MEETING:**

The minutes of the previous meeting, held March 25, 2009, were approved as submitted.

**NEW BUSINESS:**

**Conditional Use Application Modification – Church – 1120 Hicks Blvd.**

Tim Bachman told the Commission that the property is zoned C-3 and the church has already taken occupancy of the space.

Sarah and Mark Johnston, owners of the property, stated they purchased this property in December, 2008. They leased a portion of the lower level of the building to a church which has been there 4 to 6 weeks. Ms. Johnston said there are 19 parking spaces. The church holds services on Friday evenings from 7:00 p.m. until 9:00 p.m. and on Sundays from noon until 2:00 p.m. There are only 8 to 10 in the congregation and no other tenants use the building during these hours. The occupancy limit for this space is posted at 49.

Discussion occurred regarding the owner making the application as the owner and applicant. The Commission was told the Conditional Use Grant runs with the land and if the use is discontinued for a certain period of time, the Grant expires. Mr. Lepsky asked if the days and hours should be spelled out as a condition of approval and Ms. Johnston explained that the lease is specific for just these dates and times. The church is of Christian denomination however and would recognize the same calendar holidays.

Deborah Rhees, seconded by Scott Lepsky, made a motion to approve the Conditional Use Application submitted by The Courtyard Group to allow a church at 1120 Hicks Blvd. on Fridays from 7:00 p.m. until 9:00 p.m. and all day on Sundays.

Motion carried 5 – 0.

**Election of Officers**

Don Hassler, seconded by Deborah Rhees, made a motion to appoint the same officers as last year.

- Chairman - Jerry Dailey
- Vice-Chairman - Jeff Holtegel
- Secretary - Peggy Flaig
- Representative to the Board of Zoning Appeals - Jerry Dailey
- Representative to the Design Review Committee - Deborah Rhees
- Representative to the Community Reinvestment Housing Council - Jeff Holtegel
- OKI Representative - Scott Lepsky as back-up for Tim Bachman

Motion carried 5 – 0.

Planning Commission Policies and Procedures

Scott Lepsky, seconded by Don Hassler, made a motion to retain the existing policies and procedures for the upcoming year.

Motion carried 5 – 0.

**GENERAL DISCUSSION:**

Tim Bachman informed the Commission of upcoming Public Hearings on April 13<sup>th</sup> and May 11<sup>th</sup>.

Being no further business, Don Hassler, seconded by Scott Lepsky, made a motion to adjourn.  
Motion carried 5 – 0.

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Jerry L. Dailey, Chairman

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Peggy Flaig, Clerk