

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

APRIL 13, 2016

Scott Lepsky called the Regular Meeting of the Fairfield Planning Commission to order.

Members present: Scott Lepsky, Don Hassler, Bob Myron, Tom Hasselbeck, and Ron D'Epifanio. Motion to excuse Bill Woeste and Brian Begley carried unanimously.

MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting, held March 23, 2016, were approved as submitted.

PUBLIC COMMENT

Ryan and Tracey Taylor, 7558 Tollgate Ct. were in attendance. Mr. Taylor spoke to the Commission regarding the letter they sent to the Development Services Department and to the Planning Commission (attached) about the proposed Starbucks at Stockton Station. Mr. Taylor had 4 major concerns about the project: 1. Traffic Concerns – Mr. Taylor indicated that this is already a busy area, and it will be busier with the addition of a Starbucks. 2. Access to Stockton Station Ln. – The entrances and exits for Starbucks are shown on unmarked roads; Stockton Station Lane and Stockton Station Drive. These roads are not designed for heavy traffic. This intersection is also a Right Turn Only intersection, but there have been numerous incidents where cars turn left onto Route 4 against traffic. The speed limit on Route 4 in this area is 50 miles an hour. With a Starbucks at this location, this will only get worse. 3. School Bus Stop – There is a bus stop located at Stockton Station Lane and Stockton Station Dr. Increased traffic from Starbucks will make this intersection a potentially dangerous place, as cars are known to go around the buses and peak hours for people getting coffee will coincide with the bus stop times in the morning and in the afternoon. There are also children that are dropped off and left unattended to wait for the buses. 4. Privacy of Family – Mr. Taylor indicated that he was unaware of the Restrictions of the Stockton Station PUD when he purchased his home. His realtor did not tell him there were Restrictions for the subdivision. He had planned to install a privacy fence on his property, even before the Starbucks was proposed. He is seeking an amendment to the Restrictions to allow privacy fencing along the perimeter of the properties that face the commercial properties. Tim Bachman, Development Services Director, responded to the comments. He indicated that Mr. Taylor's letter has already been sent to Starbucks. Public Works has set out traffic counters at that intersection and Starbucks has already submitted their Average Daily Transaction number. This will give the City a good baseline number of the traffic and how the project will impact these numbers. There is apparently no signage at the Right in/Right out area at this time; the City will install the appropriate signage with this project. There have been 2 accidents in the last 5 years. Development Services has been in contact with the Transportation Office for the schools and are awaiting a report regarding the bus stop. There was discussion on various traffic control devices that could be used at that intersection; plastic dividers, a sign with the fine posted and modifying the geometry of the intersection itself, which is not planned at this time. He noted that the Commission allowed privacy fences on the south perimeter of the subdivision adjacent to the multifamily residences. The Commission could do the same thing for the north perimeter of the subdivision adjacent to the commercial properties. Mr. Hasselbeck asked if the existing commercial businesses were there when he bought his home. At some point in time a commercial business was bound to be built at the vacant lot. Mr. Taylor said GFS and Spinning Fork do not get very many customers;

Starbucks would have several more per day. He also had spoken to the owner of the property and the owner indicated that he would not be developing the property for several years. A friend of his wanted to buy the property and the owner declined to sell. There was discussion on fencing on his property and other potential buffers, such as a line of trees. Scott Lepsky told the applicant that Starbucks is scheduled to be heard at the next meeting on April 27 and a representative will be in attendance at that time.

OLD BUSINESS

Modification of Development Agreement- The Cove of Village Green

Slides were shown of the site. The units, proposed fence locations and existing and proposed utility easements were included on the slides. Mr. Bachman wants to make sure that all of the easements and requirements relating to the fencing are spelled out on the plat. The two homeowners south of the property were notified of the meeting. The applicant is requesting 4' decorative aluminum fencing for the units. There is a tree line on the west side of the property; the slide shows the area where the privacy fence is proposed. The Commission was given updated Conditions of Approval (attached).

Patrick Merten of Hearthstone Holdings spoke. Potential buyers have asked if they can have fences because they have dogs or they want a confined area. He has one unit sold. The owner of the unit that was sold is not planning to fence their unit, but will sign paperwork accepting the fences for the development. He would like the fences to run 15 feet from the back of the house. He wants the fencing just as an option; not everyone will want one. Mr. Merten is also requesting privacy fence along the west property line, adjacent to the multi-family housing. The fences will be maintained by the homeowner. If the homeowner does not maintain the fence properly, the Homeowner's Association will maintain them.

The plat has been recorded for building 5 and building 7, but the restrictions have not been recorded. There is time to modify them, if the fencing is approved, before his closing next week.

There was discussion on the proposed Public Utility Easement and privacy fence. Mr. Bachman indicated that there would be plenty of room to get trucks in if necessary. The manholes need to stay outside of the fencing, per the Public Utilities Department. The proposed fences will also have gates for emergency access per the Fire Department.

Mr. Hasselbeck said that he was not a fan of the fences; he would like to see "all or none". It will look mishmash if some of the homes have fences and some do not have fences. He would be more comfortable if they were more consistent. There will only be about 3-4 feet between the fences on units 6 & 7 and 4 & 5; it will be a tight fit. Mr. Merten stated that because the fences were in the back of the homes, they will not be visible to many people.

Scott Lepsky, seconded by Ron D'Epifanio, motioned to approve the fences, with Conditions 1-5 from staff Conditions of Approval and with the addition of the proposed Public Utility Easement. Motion carried 4-1, Tom Hasselbeck dissenting.

Preliminary Plat – The Cove of Village Green

A slide was shown of the preliminary plat, showing every proposed unit. In January, the Commission agreed to let staff approve each of the units as they come in, as opposed to bringing each one to the Planning Commission for approval, as long as they are in close compliance with the preliminary plat.

Scott Lepsky, seconded by Tom Hasselbeck, motioned to approve the preliminary plat and give staff permission to approve with the Chairman's signature, as long as they are in close compliance with the preliminary plat and with items 6-8 from the staff Conditions of Approval. Motion carried unanimously.

The Development Agreement will be formally amended to reflect the changes with regard to fencing.

NEW BUSINESS

Dedication Plat – Bobmeyer Rd.

Slides were shown of the proposed dedication of right of way and lot combination. When the lot combination was submitted, it was discovered that the applicant needed to dedicate 20 additional feet of right of way to comply with the thoroughfare plan. The dedication plat needs to be approved before the lot combination can be approved.

Scott Lepsky, seconded by Tom Hasselbeck, motioned to approve the dedication plat. Motion carried unanimously.

Elections & Approval of Policies and Procedures

Scott Lepsky, seconded by Ron D'Epifanio, made a motion to re-elect the current officers:
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 (Tom Hasselbeck)
OKI Representative (Tim Bachman)

Motion carried 5-0. Motion to approve policies and procedures carried 5-0.

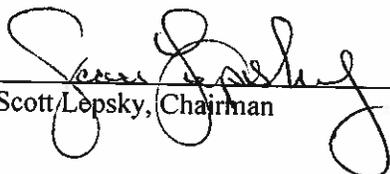
Final Development Plan – Starbucks at Stockton Station PUD

Motion to table Starbucks at Stockton Station carried 5-0.

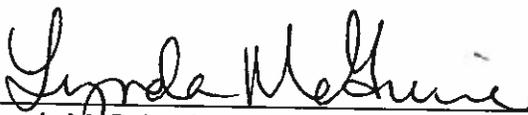
REPORTS/STUDIES/GENERAL DISCUSSION

Bob Myron reported that the Fairfield Farmer's Market opens on April 20.

Being no further business, the meeting adjourned.



Scott Lepsky, Chairman



Lynda McGuire, Secretary

DEPARTMENTAL CORRESPONDENCE

City
of
Fairfield



TO Planning Commission

FROM Erin Donovan, Planning Manager *ED*

SUBJECT The Cove at Village Green – fence request & preliminary plat

DATE 4-13-16

Recommended Conditions of Approval – unit fencing

1. The fencing proposed for each unit shall be similar to what was presented to Planning Commission – decorative black aluminum. All fences are to have a gate and be uniform in appearance.
2. The fence shall not exceed the maximum width of the house nor 15 feet in length from the rearmost point of the house. The fence shall not exceed four feet in height. The applicant shall obtain a no-cost zoning certificate for any fence.
3. No manholes are permitted to be located within a fenced in area.
4. The Owner's Consent and Declaration language proposed for the replats will need to be modified due to the paragraph that states, "no structures are permitted in the easements."

Recommended Condition of Approval – privacy fence

5. A privacy fence shall be constructed along the west property line from the building line on Corydale Dr. extending south 150 feet. The fence shall be six feet tall and 100% opaque – pressure treated natural color wood or an earth tone color vinyl.

Recommended Conditions of Approval – preliminary plat

6. A proposed 20 foot public utility easement along the west property line from the Corydale Drive right-of-way and extending 150 feet south shall appear on all replats, including the replat approved by Planning Commission on January 13, 2016. The existing 20 foot private screen and buffer easement within this area shall be vacated. This does not absolve the applicant from providing a screening mechanism adjacent to the multi-family. The area is to provide safe unobstructed access for city vehicles to maintain the sanitary sewer.
7. The remainder of the existing 20 foot private screening and buffer easement along the west property line shall remain. This shall be shown on all replats, including the replat approved by Planning Commission on January 13, 2016.
8. The following language shall appear on all replats, including the replat approved by Planning Commission on January 13, 2016:

- A. *No building or other structures may be built within said easements, except*

fencing as approved by the Planning Commission. Fencing encroaching within the public utility easement is constructed solely at the property owner who benefits from the fence enclosure risk. Any fence that requires removal, reconstruction and/or replacement so that the City of Fairfield can access and/or maintain the utilities within the public utility easement will be the responsibility of the property owner who benefits from the fence enclosure. All costs associated with the fence removal, reconstruction or replacement will be the responsibility of the property owner who benefits from the fence enclosure. *The easement area may not be physically altered so as to (1) reduce clearance of either overhead or underground facilities; (2) impair the land support of said facilities; (3) impair ability to maintain the facilities or (4) create a hazard.*

B. The private screen and buffer easement shown on the plat shall contain natural vegetation or a combination of natural vegetation and man-made elements as required by the City of Fairfield Codified Ordinances for screening between incompatible land uses.