

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION

APRIL 27, 2016

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

Members present: Scott Lepsky, Don Hassler (left at 6:30), Bill Woeste, Bob Myron, Brian Begley, Tom Hasselbeck, and Ron D'Epifanio.

MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting, held April 13, 2016, were approved as submitted.

OLD BUSINESS

Sabor Peruano – 6 month review - Conditional Use – 7425 Dixie Hwy.

Slides were shown of the site. A Conditional Use was approved, with conditions, in October of 2015. One of the conditions of approval was a 6 month review. The police have had no issues with the business, per Sgt. Pete Lagemann.

Mary Ticacala, owner of Sabor Peruano, spoke. She has had no trouble to date and would like her Conditional Use extended. The business is doing well.

Scott Lepsky, seconded by Don Hassler, made a motion to approve the Conditional Use with the original conditions modified as follows:

1. The security plan that was submitted and approved by Staff should continue to be administered.
2. The special events portion of the business is to operate in accordance with the security plan and that plan must include the applicant's commitment that management will be at the business during the special events. No outside promoters or 3rd party leasing agents are permitted to operate the entertainment portion of the establishment.
3. No more than the agreed upon number of special events open to the public are to be permitted.
4. No outdoor consumption, eating or entertainment without BZA approval.
5. No teen nights.
6. Parking lot shall be maintained at all times (e.g. litter and week removal; parking lot lights operational).
7. Approval is given to current owner and not transferable with the property.

Motion carried 7-0.

NEW BUSINESS

Design Review Items

-New Sign – Boost Mobile – 822 Nilles Rd

Slides were shown of the site and of the proposed signs. The business will be located in the same building as Ben's Alterations. The new signs will consist of a raceway mounted sign on the front of the building, and a small sign in a portion of the existing ground sign. The Design Review Committee recommended approval with the following conditions: 1. Window signage must be limited to one half of one window. 2. No lights (example: chasers, blinking, or decorative lights) may be used in the windows, around the doors or on the building.

Steve Weeks, with Tri-State Signs, spoke. He is the contractor that is obtaining the permits for the signage. He has not spoken with the owner about the conditions, but he will let the sign company that they are pulling the permit for know about them. A letter was sent to the Manager of Boost Mobile, informing them of the Design Review Committee's recommendations and informing them of the Planning Commission meeting tonight. A letter will also be sent after this meeting, informing them of the Planning Commission's decision tonight. Mr. Bachman said that staff is looking at legislation across the city to regulate these types of lights.

Scott Lepsky, seconded by Don Hassler, made a motion to approve the application, with the following conditions:

1. Only one half of one existing window may be used for window signage. **The window signage exceeding one half of one window must be removed prior to installation of the permanent signage.**
2. No lights (example: chasers, blinking, or decorative lights) may be used in the windows, around the doors or on the building.

Motion carried 7-0.

-Face Change – Fantasy Creations – 722 Nilles Rd.

Slides were shown of the site and proposed signage. The applicant is requesting to install a face change to the existing awning and the marquis sign. This is a new business that appears to sell children's formalwear.

Scott Lepsky, seconded by Bob Myron, made a motion to approve the signage as submitted. Motion carried 7-0.

TABLED BUSINESS

Final Development Plan – Starbucks at Stockton Station PUD

Motion to remove this item from the table was approved unanimously.

Slides were shown of the site. Starbucks is proposing to construct a building and use half of the lot. There was various traffic issues brought to the Commission's attention by the homeowner at 7558 Tollgate Ct. that were discussed at the last meeting. The memo that was provided to the Commission in their packets, addressing each issue, was discussed by Erin Donovan, Planning Manager. The first was traffic congestion. Since the last meeting, the Fairfield Public Works Department set out traffic counters from Thursday through Tuesday to monitor traffic in that intersection. On Stockton Station Dr., there were 650 cars; Stockton Station Ln. had 505 cars. Starbucks was asked to provide a report of the number of customers per day from a similar location.

They provided Average Daily Transaction counts. From this similar location, there were 864 transactions per day, with 66% of the customers coming through the drive thru. The highest number of transactions occurred in the morning. Public Works indicated that these streets were more than adequate to handle the additional traffic. These roads were built for commercial and retail traffic, not as residential roads. Stockton Station Dr. has a 60 foot right of way, with 28 feet of pavement; Stockton Station Ln. has an 80 foot right of way, with 28 feet of pavement. The following is a statement from the City Engineer: "The roadway network for the area was designed for commercial and retail traffic being generated by the lots along Route 4 and the projections from Starbucks can be reasonably accommodated by the existing roads. There is sufficient capacity and stacking distance on Stockton Station Dr. and Lane with access to the right in – right out on Route 4 as well as access to two separate signalized intersections at Mack & Route 4 and Seward & Route 4. In order to ensure that traffic from the new development does not create external conflicts, the access points should be as far from the adjacent intersections as practical. Also, the drive thru should be oriented to allow maximum internal stacking to minimize any chance for queuing onto the public street." The next issue was access to Stockton Station Lane. The intersection at Dixie Hwy. and Stockton Station Lane is not signed. Public Works will be installing this sign. The other street signs are existing. At the last meeting, the resident expressed concern about the right in – right out intersection with the increased Starbucks traffic. When the intersection was constructed, the right in – right out signs should have been installed. The police cannot cite violators without the proper signage displayed. Public Works will also be installing the standard signage for these types of intersections. The State of Ohio was contacted about accidents at this intersection. In the last 5 years, there have been 2 accidents as a result of cars attempting to turn left from Stockton Station Lane onto Dixie Hwy. The next issue was the existing school bus stop. The bus stop is located on the southwest corner of Stockton Station Dr. and Stockton Station Ln., across the street from the proposed Starbucks. The Fairfield City Schools Traffic Dept. was contacted by staff. They had no concerns about the proposed Starbucks as it relates to the bus stop. The 4 pick-up times at this bus stop in the morning are between 6:30 am and 8:30 am, with a later morning pick up for kindergarten at 11:50 am. There are 5 drop off times in the afternoon between 2:00 pm and 4 pm. According to the Traffic Dept., the bus stop location is based on a 1/3 mile walking radius for grade school kids and a 1/2 mile walking radius for middle and high school kids. There is a bus stop at Seward Rd. and Essex Orchard Station, which can be used if parents do not feel that this location is safe. The last issue discussed was the privacy rights of Stockton Station residents. The resident had indicated that he wanted to install a privacy fence to screen his property. Starbucks revised their site plan to move the building 41 feet closer to Dixie Hwy, 173 feet away from the Tollgate Ct. properties. They are also proposing a row of evergreen trees, 6 feet tall at the time of planting, along Stockton Station Dr. Staff would like to study the impact of the development after it is constructed; then revisit the issue of allowing privacy fences for the homes that are adjacent to the commercial properties in the Stockton Station PUD.

Tim Bachman discussed various modifications to the elevations, and building orientation. Items that have been discussed are moving the building parallel to Dixie Hwy, moving the drive thru away from Route 4 and moving the building closer to Route 4. Slides showing each of the elevations were shown and discussed. Staff spoke with the developer about changing the elevations facing Dixie Hwy. to make it less industrial looking; removing the upper windows and adding more glazing at the bottom of the building. Initially, this elevation consisted of one pedestrian door and a ladder. Starbucks can submit more options for this elevation that faces Dixie Hwy., for the Commission's approval. The landscape plan was also discussed. There is intensive landscaping planned for the area adjacent to Stockton Station Residents, as well as the drive thru lane, so that it cannot be seen as easily from Dixie Hwy.

Mark Yates, from Viking Partners, spoke. Starbucks hours will be from 7:00 am to 10:00 pm. Starbucks does not want to face the building parallel to Dixie Hwy., for several reasons, one of them being that they want the proposed patio to be as far away from Dixie Hwy. as possible. They are willing to remove the upper windows

on the elevation facing Dixie Hwy., as well as add glazing next to the door under the awning. The intent is to make it look like it is not the back of the building. Mr. Woeste asked about the building orientation. He stated that the access and egress points dictate the way the building is situated. Signage in the Stockton Station PUD was discussed. Signage visible heading south on Dixie Hwy. will make the most impact rather than heading north, because you can't turn left onto Stockton Station Ln. Mr. Woeste asked if the marketers for Starbucks realize the commitment customers will be making if they are heading north on Dixie Hwy.; they will have to turn at the light at Seward Rd once they pass the building. It was noted that there is another Starbucks at Jungle Jim's a little further up Dixie Hwy. on the right side of the road. Access was discussed. When the PUD was created, the intention was that no access from Route 4 was to be permitted.

Ryan Taylor, 7558 Tollgate Ct., spoke. He informed the Commission that on the GFS property, the elevation of the ground raises up almost as tall as the building as you head east on Stockton Station Dr. Much of the back of the building is screened from the adjacent residents on Tollgate Ct. He is happy to see that Starbucks submitted a landscape plan with screening planned. He still will probably want to get an exception for a privacy fence. He clarified that when he mentioned "unmarked" roads at the previous meeting, he meant no striping, not street signs. Mr. Taylor has concerns about was the lack of striping on the curve on Stockton Station Dr., heading east. Cars tend to veer into both lanes; causing a dangerous situation. There are also cars parked along the street in this same curve, behind the homes on Tollgate Ct., which exacerbates the problem. Another concern is the traffic light at Seward Rd. and Dixie Hwy. He feels there needs to be a longer left turn arrow. The light currently is only 5-10 seconds long, causing traffic to back up. Mr. Hasselbeck asked if the light times are re-evaluated when a new business comes in. Mr. Bachman stated that history shows that when you allow for longer traffic lights on the outside streets, Route 4 traffic slows too much. Mr. Taylor was told that staff would notify the Public Works Department about the traffic issues he is having.

Tim Bachman read the Recommended Conditions of Approval. They were as follows:

1. All mechanical units are to be screened. All ground units must be located to the rear of the site (Stockton Station Drive side).
2. A sign package shall be submitted for Planning Commission approval. The base of the ground sign shall be constructed of the same brick as shown on the building.
3. A row of evergreen trees, six feet tall at the time of planting, shall be planted along the entire length of the property adjacent to Stockton Station Drive. In addition, a continuous hedge row shall be planted along Stockton Station Lane and Dixie Highway to screen the parking lot and drive-thru lane. All shrubs shall be evergreen and a minimum of 24 inches tall at the time of planting. The revised landscaping plan shall be submitted for Planning Commission approval.
4. The proposed landscaping shall conform to the following requirements and noted on the landscape plan: Remove and replace dead plant material and apply appropriate herbicides/pesticides as required. The landscape beds are to be kept free of weeds and the mulch within the beds is to be seasonally replaced and maintained. Plant replacement shall occur within 30 days after plant(s) die, provided that in the event the plant(s) die during the period of October-February, plant replacement shall occur no later than the immediately following month of April and must conform to the approved landscape plan. If plantings are not replaced or maintained as stated above within 30 days of written notice by the City, the City will contract the work and assess the cost of the work plus a \$100 administrative fee as a lien on the owner's property taxes in accordance with standard property maintenance procedures adopted by the City.
5. An irrigation system shall be installed and operated for the landscaped beds. An irrigation plan shall be submitted for Staff review and approval.
6. The dumpster enclosure shall be constructed of the same brick as shown on the exterior of the

- building.
7. To minimize the impact on the adjacent residents, all parking lot lights are to be turned off one hour after closing each night. Parking lot light poles are to be 90 degree cut-off (shoe box style) and all lights deflected away from the residential houses south of Stockton Station Drive.

It was suggested that an additional condition be added:

8. Design modifications must be submitted for the façade facing Dixie Hwy.

When the Final Development Plan is completed and signed, it will be a legal, binding document.

Scott Lepsky, seconded by Tom Hasselbeck, motioned to approve the final development plan for the Starbucks at Stockton Station, with the Conditions of Approval previously mentioned, adding an additional comment regarding the requirement of design modifications submitted for the façade facing Dixie Hwy. Motion carried 6-0.

REPORTS/STUDIES/GENERAL DISCUSSION

Bob Myron reported that the Fairfield Farmer's Market is now open on Wednesdays. The Parks Board welcomed two new members. The Home Expo is scheduled for May 14.

Brian Begley reported that applications will be accepted until tomorrow for the open superintendent position.

Bill Woeste reported that, with the departure of Adam Jones, the 1st Ward Council position is open and they are currently looking to fill the position. He said the current newsletter is out, and he thinks Greg Preece did a good job improving the newsletter.

Being no further business, the meeting adjourned.

Scott Lepsky, Chairman

Lynda McGuire, Secretary