

**City of Fairfield
Minutes
Regular Meeting of City Council
September 27, 2021**

Council-Manager Briefing

Harbin Park Update

Acting Vice Mayor Woeste called the briefing to order at 6:00 PM. Councilmembers present: Dale Paullus, Terry Senger, Mark Scharringhausen and Chad Oberson.

Staff members present: Don Bennett, Alisha Wilson, Steve Wolterman, Tiphonie Mays, Steve Maynard, Carol Mayhall, Ben Mann, Greg Kathman, Adam Sackenheim, Bob Schappacher and Jake Burton.

Parks and Recreation Director Mays presented the Harbin Park Update. David Whitaker, Human Nature Architect, also presented part of the update. See attached slides.

Business Meeting Call to Order

Acting Vice Mayor Woeste called the Regular Meeting to order at 7:00 PM.

Prayer/Pledge of Allegiance

Councilmember Paullus led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Attendee Name	Title	Status	Arrived
Mark Scharringhausen	Council Member at Large	Present	
Chad Oberson	Council Member at Large	Present	
Bill Woeste	Council Member at Large	Present	
Leslie Besl	Council Member, 1st Ward	Excused	
Dale Paullus	Councilmember, 2nd Ward	Present	
Terry Senger	Councilmember, 3rd Ward	Present	
Tim Abbott	Council Member, 4th Ward	Excused	
Steve Miller	Mayor	Excused	

Councilmember Woeste, seconded by Councilmember Scharringhausen, moved to excuse Councilmembers Besl and Abbott and Mayor Miller. Motion carried 5-0.

Agenda Modifications

None.

Executive Session Requests

None.

Special Presentations and Citizen Comments

Councilmember Paullus presented the Good Neighbor Day proclamation to Dennis Sasser, State Farm Insurance agent in Fairfield. Mr. Sasser encouraged everyone to do something nice for a neighbor on September 28, that the proclamation wasn't about State Farm Insurance, it was about encouraging people to be a good neighbor.

Councilmember Paullus administered the ceremonial oath of office to three new Fire Lieutenants and congratulated them on their promotions.

Public Hearing(s)

Clerk Wilson called the Planning Commission roll call. Commissioners present: Bill Woeste, Martin Medler, Don Hassler, Scott Lepsky, Gwen Ritchie and Brian Begley. Commissioner Lepsky, seconded by Commissioner Hassler, moved to excuse Commissioner O'Brien. Motion carried 6-0.

Joint Public Hearing - Benzing Property PUD

Acting Vice Mayor Woeste opened the public hearing at 7:10 PM. Clerk Wilson read the meeting notice. Planning Manager Erin Lynn presented the proposed Benzing Property PUD. See attached slides. Council discussed possible traffic concerns in that area with a new development. Christine Renekamp, 8 Brians Lane, brought up her concerns for the impact on traffic in Wildwood. Erin Simons, 212 Hidden Hills Drive, also brought up her concerns for the impact on traffic in the area. Council requested Public Works Director Ben Mann to review the traffic in the area and possible suggestions for alleviating any issues. Acting Vice Mayor Woeste closed the public hearing at 7:35 PM.

Joint Public Hearing - Planning & Zoning Code Changes

Acting Vice Mayor Woeste opened the public hearing at 7:35 PM. Clerk Wilson read the public hearing notice. Planning Manager Erin Lynn presented the proposed code changes. See attached slides. Acting Vice Mayor Woeste closed the public hearing at 7:40 PM.

Approval of Minutes

The Regular Meeting Minutes of September 13, 2021 were approved as written and submitted.

OLD BUSINESS AND REPORTS

Community & Public Relations Committee

Dale Paullus, Chair; Leslie Besl, Vice Chair; Terry Senger, Member

Development Services Committee

Bill Woeste, Chair; Tim Abbott, Vice Chair; Mark Scharringhausen, Member

Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1141.02, the City of Fairfield, Ohio, Zoning Map by approving the concept plan for the Benzing Planned Unit Development.

Recommendation:

It is recommended that City Council have a first reading on this item at the September 13, 2021 meeting and set the joint public hearing date for September 27, 2021.

Second Reading of this ordinance was held pending Planning Commission recommendation.

RESULT:	TABLED [UNANIMOUS]	Next: 10/12/2021 7:00 PM
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger	
EXCUSED:	Besl, Abbott	

Ordinance to amend Sections 1133.01 (63.2), 1169.02 (e), 1173.02 (b) and 1173.03 and add new Sections 1133.01 (79.1) and 1173.02 (f) of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, relative to definitions, M-1 Industrial Park District Conditional Uses, M-2 General Industrial District Conditional Uses and Accessory Uses.

Recommendation:

It is recommended that City Council have a first reading on this ordinance at the September 13, 2021 meeting and set a joint public hearing date for September 27, 2021.

Second Reading of this ordinance was held pending Planning Commission recommendation.

RESULT:	TABLED [UNANIMOUS]	Next: 10/12/2021 7:00 PM
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger	
EXCUSED:	Besl, Abbott	

Parks, Recreation and Environment Committee

Leslie Besl, Chair; Dale Paullus, Vice Chair; Tim Abbott, Member

Public Safety Committee

Mark Scharringhausen, Chair; Terry Senger, Vice Chair; Dale Paullus, Member

Public Works Committee

Chad Oberson, Chair; Mark Scharringhausen, Vice Chair; Bill Woeste, Member

Public Utilities Committee

Terry Senger, Chair; Chad Oberson, Vice Chair; Leslie Besl, Member

Ordinance to amend sections 921.04 and 925.05(c) of Ordinance No. 166-84 of the Codified Ordinances of Fairfield, Ohio, relative to the Licensure and Bonding Requirements for Water and Sewer Servicers

Recommendation:

It is recommended that City Council authorize amendments to the City's licensing and bonding

requirements for water and sewer servicers under Chapters 921.04 and 925.05(c) of the Codified Ordinances of the City of Fairfield, Ohio.

Councilmember Senger presented the third reading of this ordinance.

ORDINANCE NO. 107-21. APPROVED 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Terry Senger, Councilmember, 3rd Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Finance & Budget Committee

Tim Abbott, Chair; Bill Woeste, Vice Chair; Chad Oberson, Member

Ordinance to adopt new section 143.09 of Chapter 143 of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio relative to age requirements for Police Personnel

Recommendation:

It is recommended that City Council adopt Ordinance 143.09 extending the age limit for original appointment as a Police Officer for the Fairfield Police Department up to age 45 to those with prior Police service credit.

Councilmember Oberson presented the second reading of this ordinance.

RESULT:	SECOND READING	Next: 10/12/2021 7:00 PM
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NEW BUSINESS

Councilmember Paullus, seconded by Councilmember Senger, moved to read all New Business by title only. Motion carried 5-0.

Community & Public Relations Committee

Dale Paullus, Chair; Leslie Besl, Vice Chair; Terry Senger, Member

Simple Motion: Motion to re-appoint Ben Mann and Don Hassler to the Butler County Transportation Improvement District effective October 13, 2021 and expiring October 12, 2023.

Recommendation:

It is recommended that City Council, via simple motion, appoint Don Hassler and Public Works Director Ben Mann, to the Butler County Transportation Improvement District for terms of office commencing October 13, 2021 and expiring on October 12, 2023.

SIMPLE MOTION NO. 16-21. APPROVED 5-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Development Services Committee

Bill Woeste, Chair; Tim Abbott, Vice Chair; Mark Scharringhausen, Member

Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1141.02, the City of Fairfield, Ohio, Zoning Map by approving the concept and final development plan for the City Barbeque Restaurant as part of the Stockton Station Planned Unit Development.

Recommendation:

It is recommended that City Council have a first reading on this item at the September 27, 2021 meeting, set the joint public hearing for October 12, and await the written recommendation from the Planning Commission.

Councilmember Scharringhausen presented the first reading of this ordinance.

RESULT:	FIRST READING	Next: 10/12/2021 7:00 PM
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Motion to Suspend Second and Third Readings

Councilmember Scharringhausen presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Mark Scharringhausen, Council Member at Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Ordinance to authorize the Acting City Manager to execute a Development Agreement with Koch Foods of Cincinnati, LLC, which will provide for municipal assistance and public utility improvement commitments to support expansion of the existing manufacturing campus of Koch Foods located on Commerce Center Drive and Port Union Road, and declaring an emergency.

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this ordinance and pass as an emergency.

ORDINANCE NO. 108-21. APPROVED 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mark Scharringhausen, Council Member at Large
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Motion to Suspend Second and Third Readings

Councilmember Scharringhausen presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Mark Scharringhausen, Council Member at Large
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Ordinance to authorize the Acting City Manager to execute a Community Reinvestment Area Agreement and a Community Reinvestment Area Compensation Agreement, which will provide property tax incentives for Koch Foods of Cincinnati, LLC, to include an expansion to its campus located on Commerce Center Drive and Port Union Road and declaring an emergency.

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this ordinance and pass as an emergency.

ORDINANCE NO. 109-21. APPROVED 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mark Scharringhausen, Council Member at Large
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Parks, Recreation and Environment Committee

Leslie Besl, Chair; Dale Paullus, Vice Chair; Tim Abbott, Member

Motion to Suspend Second and Third Readings

Councilmember Paullus presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Ordinance to authorize the Acting City Manager to enter into a contract with Gametime for the purchase of a custom built ICON pavilion for Harbin Park and declaring an emergency.

Recommendation:

It is recommended that City Council authorize an appropriation in the amount of \$220,495.00 for the purchase of the 31'x51' custom built pavilion. Rules suspension is being requested in order to expedite the purchase due to the 30-day price quote and to coordinate delivery with the construction. The purchase of this equipment is programmed in the 2021 CIP as 1PR10 through the Federal Purchasing Contract with OMNIA Partners.

ORDINANCE NO. 110-21. APPROVED 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Motion to Suspend Second and Third Readings

Councilmember Paullus presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Terry Senger, Councilmember, 3rd Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Ordinance to authorize the Acting City Manager to enter into agreements with Mid Ohio Golf Car, Inc. for the lease of golf carts at the Fairfield Greens Golf Courses and Vantage Tag Systems for golf cart GPS trackers and declaring an emergency.

ORDINANCE NO. 111-21. APPROVED 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Public Safety Committee

Mark Scharringhausen, Chair; Terry Senger, Vice Chair; Dale Paullus, Member

Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Doordash Essentials LLC, 6370 Pleasant Avenue, Fairfield, OH 45014 (Permit Class C1 and C2).

Recommendation:

It is recommended that City Council request, by simple motion, that **no hearing be held** on the liquor permit application in the name of Doordash Essentials LLC, 6370 Pleasant Avenue, Fairfield, OH 45014 (Permit Class C1 and C2).

SIMPLE MOTION NO. 17-21. APPROVED 5-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Scharringhausen, Council Member at Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Simple Motion: Motion to not request a hearing regarding a liquor permit application in the name of Namaste Curry House LLC, 6679 Dixie Highway, Suite G, Fairfield, OH 45014 (Permit Class C1 and C2).

Recommendation:

It is recommended that City Council request, by simple motion, that **no hearing be held** on the liquor permit application in the name of Namaste Curry House LLC, 6679 Dixie Highway, Suite G, Fairfield, OH 45014 (Permit Class C1 and C2).

SIMPLE MOTION NO. 18-21. APPROVED 5-0.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Scharringhausen, Council Member at Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Public Works Committee

Chad Oberson, Chair; Mark Scharringhausen, Vice Chair; Bill Woeste, Member

Motion to Suspend Second and Third Readings

Councilmember Oberson presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Mark Scharringhausen, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Ordinance to authorize the Acting City Manager to execute a purchase agreement with Diane Capobianco, Trustee for the purchase of the property at 6760 Dixie Highway, Fairfield, Ohio and declaring an emergency.

Recommendation:

It is recommended that Council adopt an ordinance as described in the formal title above with rules suspension and emergency clause.

ORDINANCE NO. 112-21. APPROVED 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Mark Scharringhausen, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Finance & Budget Committee

Tim Abbott, Chair; Bill Woeste, Vice Chair; Chad Oberson, Member

Motion to Suspend Second and Third Readings

Councilmember Oberson presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Ordinance to approve additional compensation to Donald G. Bennett for additional duties performed as Acting City Manager and declaring an emergency.

ORDINANCE NO. 113-21. APPROVED 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Motion to Suspend Second and Third Readings

Councilmember Oberson presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Ordinance providing for the issuance of \$41,226.00 of bonds by the City of Fairfield, Ohio, to pay part of the cost of sidewalk repair in the City, and declaring an emergency.

Recommendation:

It is necessary for Council to authorize the issuance of Sidewalk Special Assessment bonds for 2020 in the amount of \$41,226.00.

It is recommended that City Council authorize and direct preparation of legislation to authorize the

issuance of bonds for the repair of sidewalks against lots that benefited from the improvements.

The legislation will require the emergency clause as unpaid assessments were certified to the

County Auditor.

ORDINANCE NO. 114-21. APPROVED 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Mark Scharringhausen, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Motion to Suspend Second and Third Readings

Councilmember Oberson presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Ordinance to amend Ordinance No. 109-20 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, 2021, and ending December 31, 2021.”

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed above.

ORDINANCE NO. 115-21. APPROVED 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Terry Senger, Councilmember, 3rd Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Motion to Suspend Second and Third Readings

Councilmember Oberson presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Terry Senger, Councilmember, 3rd Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Ordinance to amend Ordinance No. 109-20 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, 2021, and ending December 31, 2021.”

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of

this Ordinance and adopt the appropriations listed above.

ORDINANCE NO. 116-21. APPROVED 5-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Paullus, Senger
EXCUSED:	Besl, Abbott

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Tuesday, October 12 - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, October 25 - Council-Manager Briefing, 5:30 PM; Regular Meeting 7:00 PM
- C. Monday, November 8 - Council-Manager Briefing, 5:30 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

None.

14. ADJOURNMENT

The Regular Meeting adjourned at 8:10 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved_____



Harbin Park Master Plan Update September 27, 2021



Agenda

- Brief review of the Harbin Park Master Plan (2016)
- Summary of the Parks User Satisfaction Survey (2021)
- Project prioritization and planning timeline
- Current status of planning and upcoming projects
- Phase II concept plan
- Next Steps
- Questions



Harbin Park Master Plan

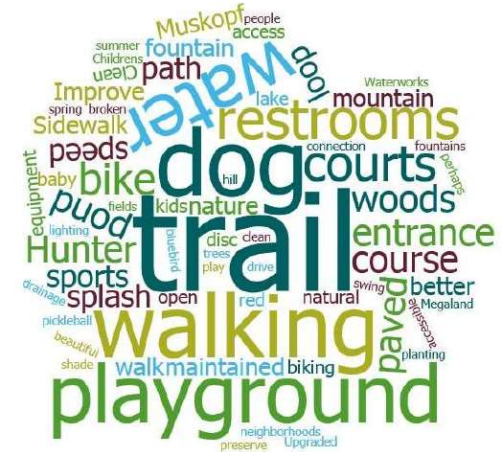
- Approved and presented at the October 11, 2016 Council Meeting.
- Multiple public sessions and interactive community feedback opportunities throughout the process.
 - ✓ Stakeholders meeting on August 3, 2016.
 - ✓ Two public input meetings (June 14, 2016 and September 15, 2016).
 - ✓ Online community feedback through the “MySidewalk” App.



Harbin Park Master Plan

- **Goals:**

- ✓ Connectivity to neighborhoods and within the park.
- ✓ Replace outdated facilities:
 - Trails/Walking Paths
 - Restrooms
 - Playground
 - Shelters
 - Disc Golf
- ✓ Improve user experience and attraction by upgrading to modern equipment.
- ✓ Maintain/provide a natural environment.
- ✓ Expand pickleball courts.
- ✓ Fitness station upgrades and/or dedicated fitness area.



Parks User Satisfaction Survey (2021)

- Conducted in February 2021.
- 434 responses.
 - ✓ 351 respondents live or own property in Fairfield (81%)
- 15-question on-line survey to gauge community satisfaction.
 - ✓ Top amenities most valuable to residents and their families*:
 - Walking/Biking Paths (72.3%)
 - Restrooms (59%)
 - Playgrounds (44.9%)
 - Picnic Shelters (37.2%)
 - Disc Golf (11.9%)

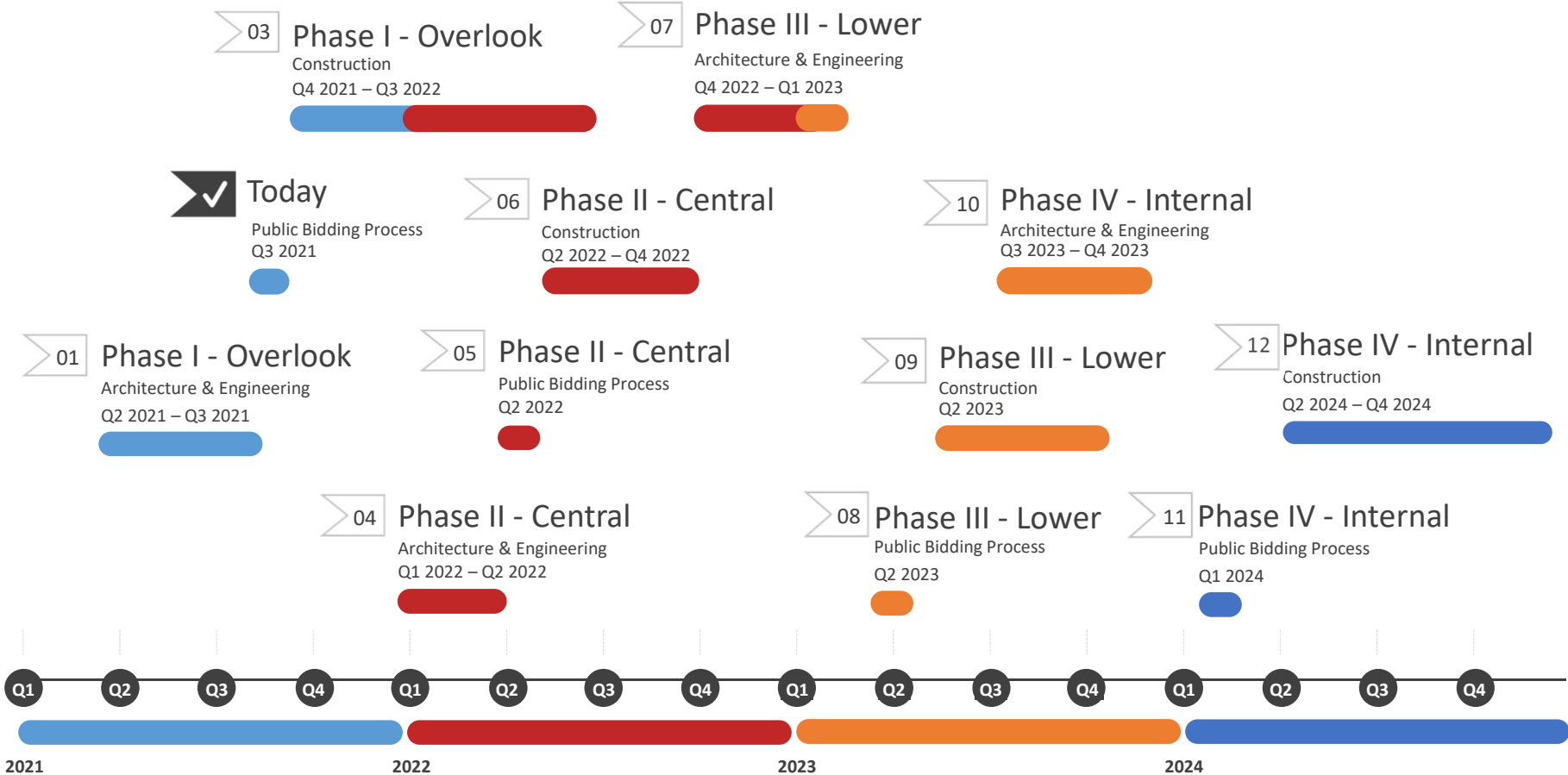
Q4. Which of the following park amenities are the most valuable to you and your family? (Check all that apply)

Answer Choices	Responses	
Walk/Bike Paths	72.33%	311
Restrooms	59.07%	254
Parking	48.60%	209
Playgrounds	44.88%	193
Outdoor Concert Venue	41.63%	179
Open Space/Lawn Area	38.60%	166
Picnic Shelters	37.21%	160
Community Gardens	17.91%	77
Dog Off-Leash Areas	12.79%	55
Disc Golf	11.86%	51
BBQ Grill	9.07%	39
Ball Diamond	8.14%	35
Mountain Bike Trails	8.14%	35
Basketball Courts	7.44%	32
Soccer Field	6.98%	30
Pickleball Courts	6.28%	27
Tennis Courts	6.05%	26
Sand Volleyball Courts	2.33%	10
Other (please specify)		36

Project prioritization and planning timeline

- Driven by Master Plan goals, current data, and community feedback.
- Four distinct “phases” of the renovation project stood out:
 - ✓ Phase I: Overlook Renovation
 - Site demolition and re-grading, large pavilion and new restrooms.
 - ✓ Phase II: Central Renovation
 - Play area, parking, and medium shelters.
 - ✓ Phase III: Lower Renovation
 - Disc golf, shelters, restrooms, outdoor fitness and tennis courts.
 - ✓ Phase IV: Internal Renovation
 - Internal trail connection to all areas, park entrance and wayfinding.
- Combined over a 4 year period, the entire investment will total \$4.8-\$5.2M.

Project Timeline



Current status of planning and upcoming projects

- Completed, as of today:
 - ✓ Perimeter loop trail and pickleball courts (8).
 - ✓ Architecture and Engineering of Phase I: Overlook
 - ✓ Public bidding process for Phase I: Overlook
 - ✓ Concept design of the play area (part of Phase II: Central)
 - Approved by Parks Board at the September 21st Parks Board Meeting.



Current status of planning and upcoming projects

- Phase II: Central Renovation

- ✓ Key components of the renovation:

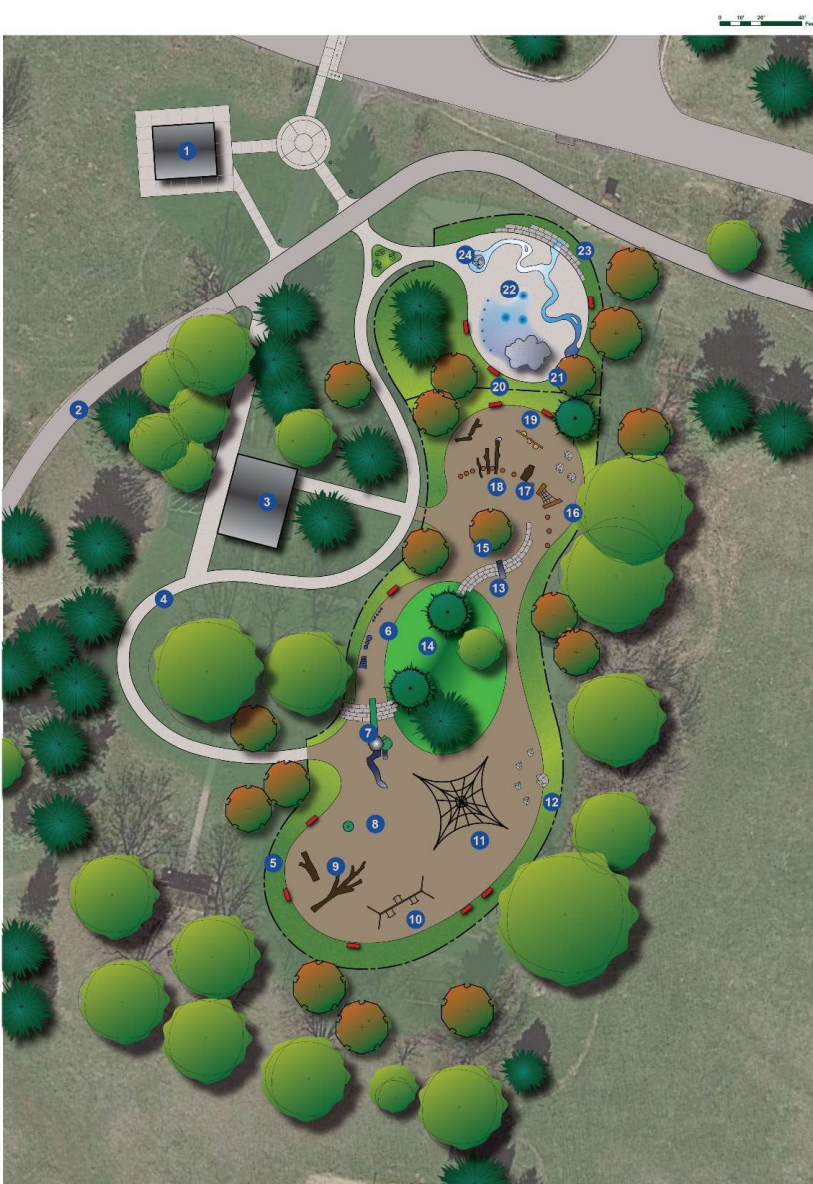
- New parking area
- Upgraded and modern play area
- Medium sized shelters



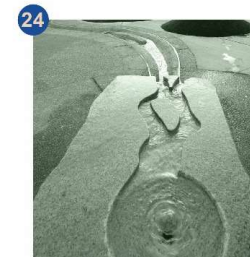
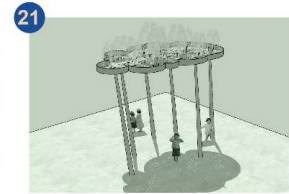
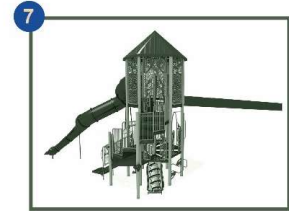
Play Area Concept and Design

- Considerations for the design included:
 - ✓ Feedback from community input sessions
 - ✓ Fairfield Forward and Parks Master Plan goals
 - ✓ Surrounding community offerings
- Human Nature Architect, David Whittaker





- 1 Proposed Future Restroom
- 2 Existing Path
- 3 New Shelter (100 People)
- 4 Accessible Sidewalk
- 5 Perimeter Fence
- 6 Musical Instruments
- 7 Play Tower w/ Bridge & Slide
- 8 Spinner
- 9 Climbing / Balancing Logs
- 10 Swings
- 11 Large Net Climber
- 12 Story Telling Area
- 13 Tot Slide w/ Stone Climber & Seatwalls
- 14 Synthetic Turf Hill
- 15 Story Telling Stones Around Tree
- 16 Net Climber
- 17 Tunnel Log
- 18 Climbing / Balancing Logs
- 19 Tot Swings
- 20 Benches
- 21 Rain "Cloud"
- 22 Verticle Jets & Conical Sprays
- 23 Stone Seating Wall w/ Spring
- 24 Artesian Well Bubler Fountain & "Stream"



Next Steps

- Architecture and Engineering for Phase II:
 - ✓ Parking Lot
 - ✓ Play Area
- Complete construction of Phase I
- Grand Opening of Phase I
- Public Bidding for Phase II



Questions?

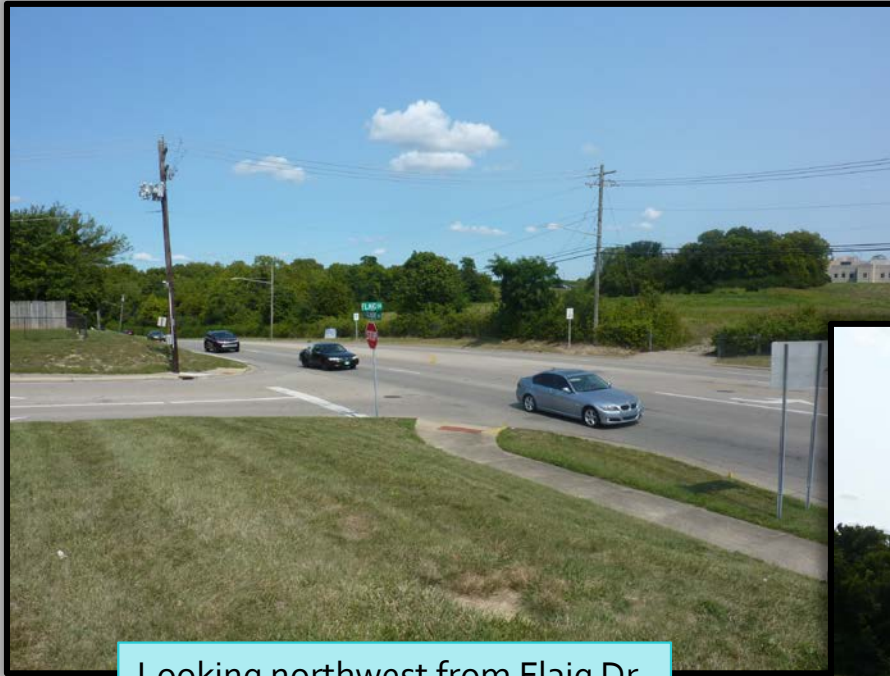
FAIRFIELD PUBLIC HEARING

September 27, 2021

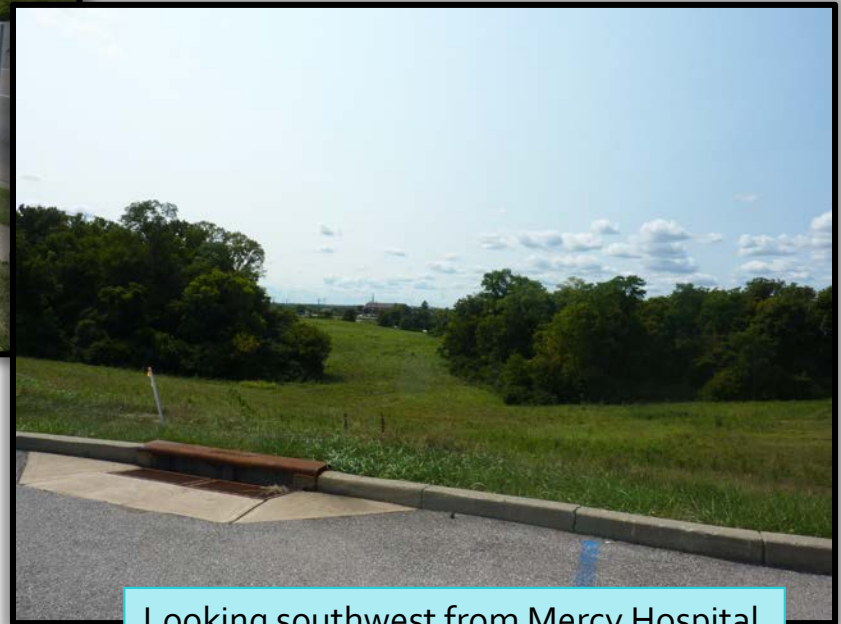
Benzing Estates PUD – concept plan



Benzing Estates PUD – concept plan

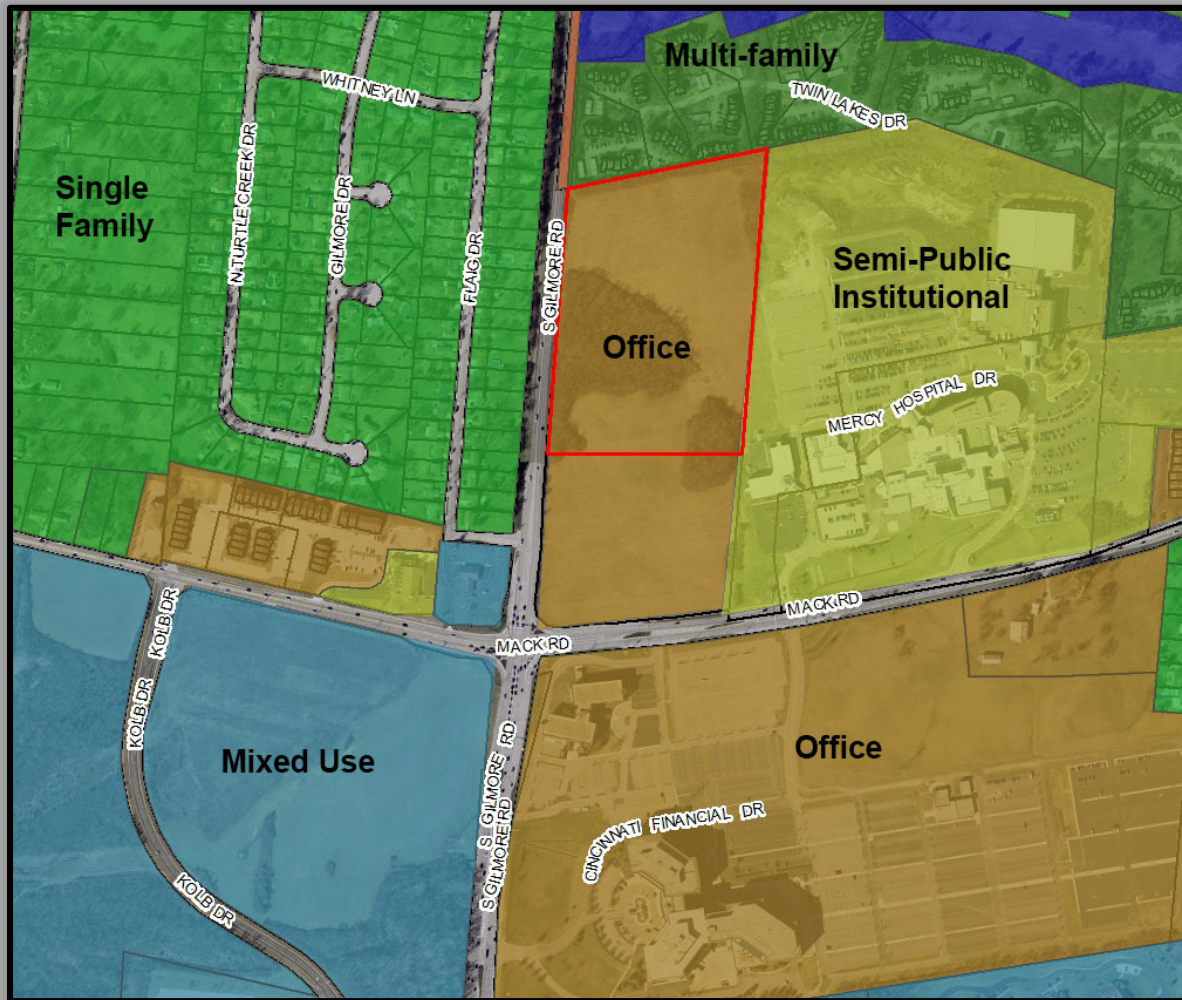


Looking northwest from Flaig Dr.



Looking southwest from Mercy Hospital

Benzing Estates PUD – concept plan



Fairfield Forward
Comprehensive Plan
Future Land Use

Benzing Estates PUD – concept plan



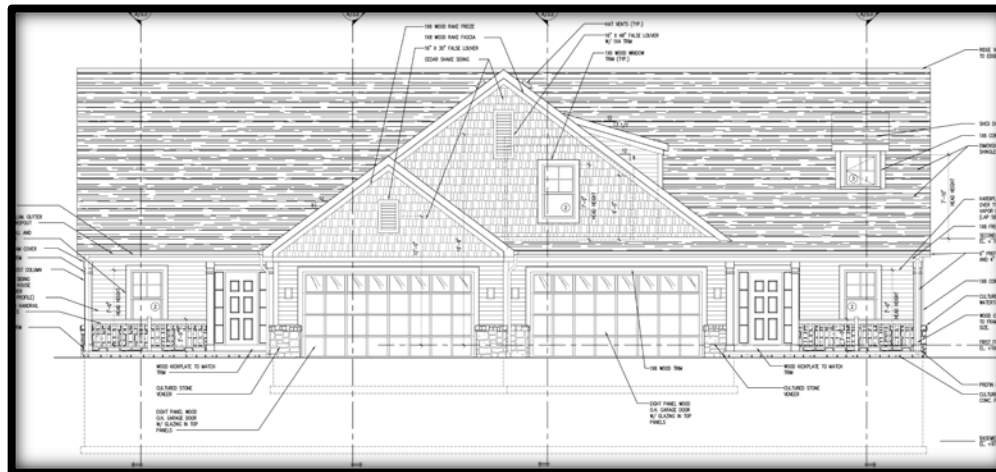
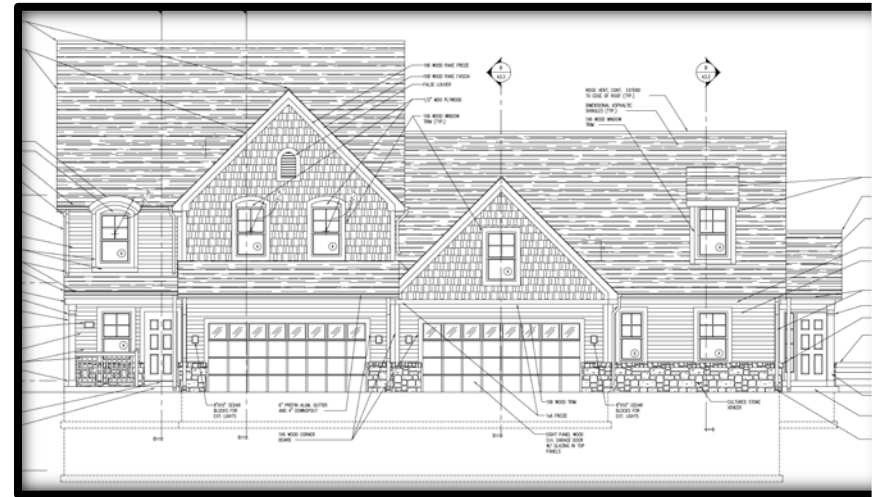
BENZING ESTATES

Concept PUD Plan, City of Fairfield, Butler County, Ohio
September 2021



Scale: 1" = 50'

Benzing Estates PUD – concept plan



Schedule

- Public Hearing – September 27 at 7:00 PM
- Planning Commission – October 13 at 6:00 PM
- Second Reading – October 25 At 7:00 PM *
- Third Reading – November 8 At 7:00 PM *

* Dates may be delayed depending upon the outcome of Planning Commission.

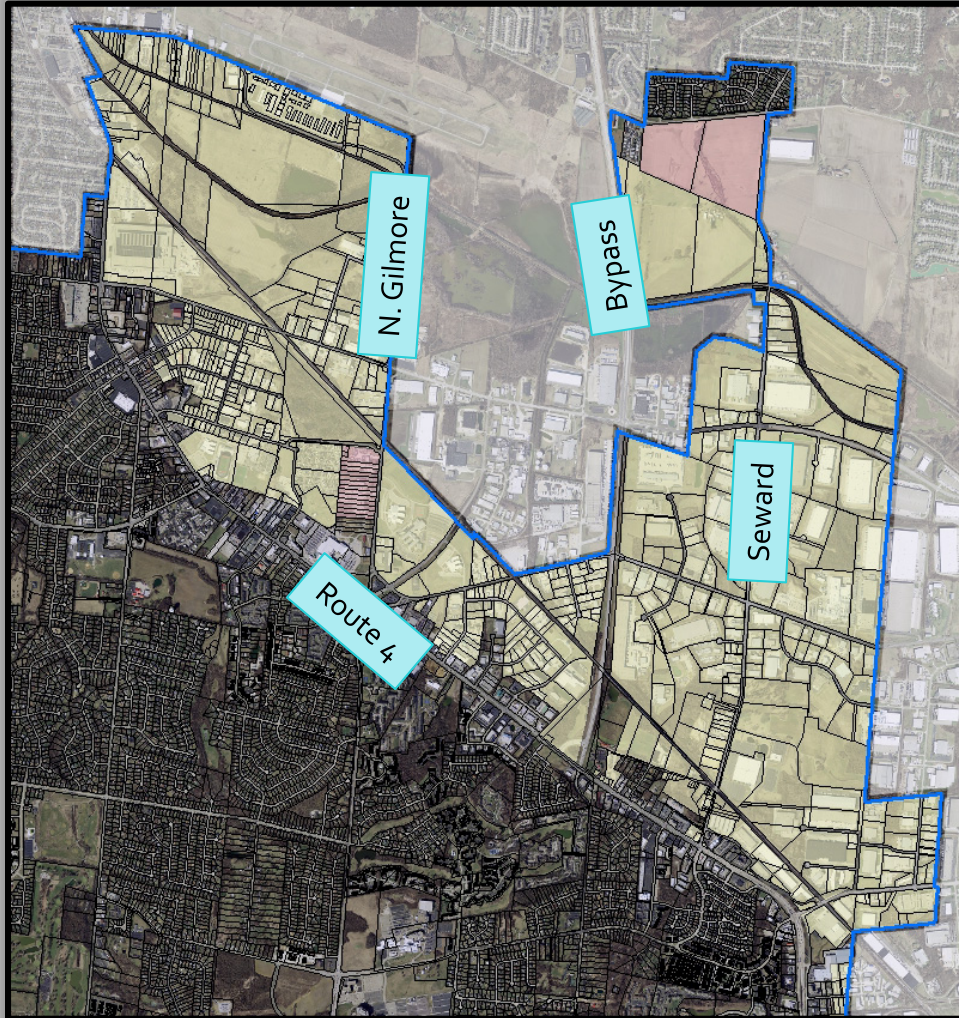
QUESTIONS OR COMMENTS?

Trucking Terminals - definition

- A building that provides a location where goods are carried by motor vehicles can be received, transferred from one vehicle to another, and/or shipped, including necessary warehouse space for storage or transitory freight.



Industrial Area of Fairfield



Zoning

Orange = M-1 District
Yellow = M-2 District

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