

## FRUITLAND PLANNING COMMISSION

The Fruitland Planning Commission met at City Hall on Tuesday, February 5, 2019, at 7:00 p.m. with the following members present:

*Leland Bonneville, Derek Bland, Jason Pearce and Roland Somers.*

Also present were:

*City Manager John Psota, City Solicitor Andrew C. Mitchell Jr. and Administrative Assistant Linda Powell.*

Guests: *Brent Malone, of How Sweet It Is and Chris McCabe, of Coastal Compliance Solutions, LLC.*

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Chairman Bonneville called the meeting to order at 7:00 p.m. and acknowledged receipt of the minutes of the January 8, 2019, calling for additions or corrections. As there were none, **Mr. Bland moved to adopt the minutes as presented; Mr. Somers seconded, and the motion was approved four to zero votes in favor.**

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

1. **202 & 302 E. Main Street Proposed Rehab Project (Brent Malone)**

Brent Malone, accompanied by his consultant, Chris McCabe, came forward to present his proposal to renovate and reestablish the “mixed use” status that had ceased on two properties he recently acquired along East Main Street. He stated that, once renovations were completed, both structures will include professional office space and an apartment on the first floor and an apartment on the second as was the initial setup of each building. He stated that adequate parking would be established to serve the property located at 202 E. Main Street and if determined more was needed, he would seek permission from the Fruitland Volunteer Fire Company to use their bordering vacant lot.

Mr. Malone was told that since he had no plans to raze the buildings, he would only need to apply for a Special Exception to regain the “mixed use” status and that a Variance should be requested for approval to permit commercial and residential use on the first floor since that specific grandfathered use had ceased for both structures. Mr. Malone stated that he would move forward with submitting the required applications to start the public hearing process and that he would have plans for the proposed development of his properties available for review at the next planning commission meeting.

2. **Ordinance No. 210**

Solicitor Mitchell stated that Ordinance No. 210 was basically passed because of matters that were coming before the Planning Commission and Board of Zoning Appeals that were not clearly specified as permitted uses in certain zoning districts. Also, due to a recent issue which involved language of that ordinance, he has since questioned its legality. Consequently, he wanted to inform everyone that he would be reviewing the ordinance to see if it should be eliminated and, if so, the matter may come before the Commission in the future for a recommendation to the City Council.

### **Comprehensive Plan Review/Update**

Administrative Powell informed the Commission that per an amendment of the City’s Comprehensive Plan back in 2012, the timing for the next required update has been extended until 2022-

2024. She also provided the Commission with updated demographics data that was compiled by the Regional Maryland Office of Planning staff. No other comprehensive plan review/update comments were offered.

## **General Discussion**

Mr. Chris McCabe stated that he would be willing to assist the City with obtaining its Sustainable Communities designation, an offer that was well received and greatly appreciated by all in attendance.

Mr. Somers raised the subject of EDU capacity as it related to potential plans for soliciting new businesses in the city. City Manager Psota replied that the city does have a modest number of EDUs available as well as the ability to obtain more from the county's reserve, through an urban service agreement, if needed.

Mr. Somers asked if the City participates with BEACON at Salisbury University for marketing purposes. City Manager Psota replied that the City/Fruitland Economic Development Commission had collaborated on a project a few years ago with the organization, however, that effort did not produce the outcome that was anticipated. Mr. Bland, as a member of the Tri-County Council's Commission of Economic Strategies, offered his assistance in presenting any of the City's marketing challenges to his group.

City Manager Psota highlighted on a few projects that were in the works around the city. He mentioned that the Morris Mill Dam project, initially expected to have been completed within about 6 months, had stalled due to unforeseen engineering issues and that the project should be resuming soon and will most likely take the culmination of a year to complete. Also, the County is preparing to begin some Rip Rap work along a drainage system along Covered Bridge Lane to help alleviate drainage issues in that area. He stated that Morris Street had been inspected, by camera, to determine the cause for the dip in the roadway and that the results revealed inadequate piping which has led to substantial flow restriction into larger piping under Route 13 during downpours in the area.

City Manager Psota informed all that the City was still seeking funding, approximately 1.1 million dollars, for potential slip lining installation on Dulany Avenue and other locations as determined.

City Manager Psota updated the Commission on the solar system project planned for the water plant which is a \$500,000 project and is 100% grant funded. He stated that the project was to be implemented simultaneously with the water treatment plant upgrade. However, the water treatment plant upgrade project has been prolonged by the City's decision to draw water from the Manokin Aquifer as that decision drew numerous mandates from the State that had to be addressed before the project could be implemented. Groundbreaking for both projects should take place around June 2019, with completion expected by February 2020.

Administrative Assistant Powell asked the Commission for their thought as to whether placing a fence on a vacant lot as being the same as placing any other accessory structure on lot without a principal dwelling onsite. The general consensus was "no". She was seeking clarity, for code enforcement purposes, as to how to approach any potential activity of that nature should it occur in the future.

With no further business to discuss, **Mr. Bland moved to adjourn, and Mr. Somers seconded. The motion was approved four to zero votes in favor and the meeting adjourned at 8:05 p.m.**

Submitted by,

Linda J. Powell

*Approved March 5, 2019*