

FRUITLAND PLANNING COMMISSION

The Fruitland Planning Commission met at City Hall on Tuesday, March 1, 2016, at 7:00 p.m. with the following members present:

Chairman Leland Bonneville, Derek Bland, Jason Pearce and Darlene Kerr.

Also present were:

City Solicitor Andrew C. Mitchell Jr. and Administrative Assistant Linda Powell.

Our guests included:

Brock Parker, of Parker and Associates, Inc., Bob Marvel, Ashely Tilghman and Abby Matta.

Chairman Bonneville called the meeting to order at 7:00 p.m. and acknowledged receipt of the minutes of the February 2, 2016 Planning Commission Meeting, calling for additions or corrections. As there were none, **Mr. Pearce moved to adopt the minutes as presented; Mrs. Kerr seconded and the motion was approved by four votes in favor.**

OLD BUSINESS

1. Corrected Plat – Holly Hill Sect 2 – Lots 8-14

Mr. Brock Parker came forward to present a revised final corrected plat for Holly Hill Section 2, which included the modification (*12½-foot dedicated landscape preservation easement from the existing forest conservation line*) to the forest conservation easement requested by the Commission at the February 2nd meeting.

After review of the revised plat, a few general questions were raised by the Commission to which Mr. Parker addressed satisfactorily. Solicitor Mitchell then brought to Mr. Parker's attention a few minor changes that needed to be made on the plat as it relates to the general notes and signature blocks, all of which Mr. Parker assured would be corrected.

Mr. Marvel then brought up the matter of the signage that was currently posted within the forest conservation area of Holly Hill and that he was informed that the signs were not to be removed. Mr. Parker stated that after all the approvals have been granted, all of the forest conservation easement area would be removed and the existing forest conservation signage, while it would not be entirely accurate, would be relocated further back into the woods near the landscape buffer to give more legitimacy to that area. Mr. Marvel was further informed that the revised plat included a new 12½-foot landscaping buffer between his property and Lot 14.

Mr. Bland then made a motion to approve the Corrected Plat of Lots 8 – 14, "Block A" Holly Hill Section 2, including the revisions noted by Solicitor Mitchell. Mr. Pearce second and the motion was approved by a four to zero vote in favor.

2. Camden Corner (Final Comp Plan Review)

Mr. Brock Parker informed the Commission that the current final comprehensive plat presented is basically the same as the previously approved plat. The construction drawings, which have been signed

and approved, are reflected in the current plans. He further stated that Mr. Meeks was eager to get the project started, especially with the demolition of the old structure currently sitting on the property.

Solicitor Mitchell then brought up a possible issue concerning the number of parking spaces designated for the project as the plans show 1 space per 200 feet. Solicitor Mitchell stated that his research of the zoning regulations show that 1 space per 100 feet is required for retail as well as 1 space per bedroom for residential units.

Mr. Parker stated that as Fruitland's parking code is somewhat unusual, it has always been the firm's practice to use the 1 space per 200 feet tabulation or note on drawings that the "parking plan" is as approved by the planning commission.

Mrs. Kerr asked if there would be driveway or right-a-way behind the building as there were concerns about potential fire code violations. Mr. Parker replied that a 10-foot easement will be provided. He further stated that the length of the corridor and the two means of ingress/egress would eliminate the fire lane requirement behind the structure. Therefore, the current plans presented were in compliance with the fire code.

Solicitor Mitchell then commented on some of the wording in the "general notes" block and suggested revising some of the language to eliminate any misperception.

Mrs. Kerr asked if trash pickup would be provided by the city or will it be privately contracted. Mr. Parker said that the trash service for the development would be privately contracted.

Mr. Bonneville asked if sidewalk, curb and gutter would be installed on the Camden Avenue side of the development. Mr. Parker replied, no.

Finally, Mr. Bland made a motion to recommend approval of the Final Comprehensive Plan with the revisions noted in the discussion, Mr. Pearce seconded and the motion was approved by a four to zero vote in favor.

Camden Corner Resubdivision & Easement Plat Review

Mr. Brock Parker stated that the plat as presented is basically removing interior lot lines and establishing an easement across one of the lots that Mr. Meeks owns on Moore Avenue. The easement was established to keep storm drainage out fall away from Main Street. He further stated that the title on the plat will be changed to the entity that actually owns the property.

Upon review of the plat, **Mrs. Kerr moved to accept the 101 S. Camden Avenue Resubdivision and Easement Plat as presented, Mr. Bland seconded and the motion was approved by a four to zero vote in favor.**

3. Other?

No other old business was discussed.

NEW BUSINESS

1. Special Exception Request – Daycare Home – 710 Wye Oak Drive

Mrs. Ashley Tilghman presented her request for a special exception to operate a home daycare from her residence located at 710 Wye Oak Drive. She stated that she had obtained permission from her landlord to use the residence for home daycare.

After hearing Mrs. Tilghman's request, some issues were raised concerning an unsigned emailed letter as confirmation of the landlord's permission and the six (6) months condition placed on the use of the residence for the daycare after which a review of the property would need to be performed in order to continue the operation. Members felt that recommending approval of the special exception under those circumstances would not be suitable at this time and suggested that Mrs. Tilghman acquire another written letter signed by the landlord that clearly states that tenant has permission to operate a home daycare from the residence. She was also advised that it would be favorable if she obtained a letter from the Home Owners Association stating their approval as well. Upon acquiring the requested documentation, Mrs. Tilghman was advised to come back before the Commission at a later date to further pursue the matter.

2. Other

Mr. Bland stated that during a meeting some time ago, it was mentioned that it would be beneficial to have an update on the progress of new construction taking place within the city and wanted to know if this information was still going to be presented. Administrative Assistant Powell replied that the information would be presented, starting with the next meeting.

General Discussion

With no further business to discuss, **Mr. Bland moved to adjourn and Mr. Bonneville seconded. The motion was approved by a four to zero vote in favor and the meeting adjourned at 7:40 p.m.**

Submitted by,

*Linda J. Powell
Administrative Assist.*

Approved April 5, 2016