

## FRUITLAND PLANNING COMMISSION

The Fruitland Planning Commission met at City Hall on Tuesday, May 7, 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, Administrative Assistant Linda Powell and City Solicitor Andrew C. Mitchell Jr.*

Guests: *None.*

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Chairman Bonneville called the meeting to order at 7:00 p.m. and acknowledged receipt of the minutes of the March 5, 2019, calling for additions or corrections. As there were none, **Mr. Bland moved to adopt the minutes as presented; Mr. Pearce seconded, and the motion was approved four to zero votes in favor.**

### **OLD BUSINESS**

1. Unimproved Section of N. Brown Street Closure Update:

City Manager Psota reported, based on information from Public Works Director Mike Gibbons, that the Fruitland Fire Company has issues with closing the unimproved section of N. Brown Street due to the alleged lack of alternate route listings in the 911 system for emergency dispatch.

2. Cedar Commons Update:

City Solicitor Mitchell reported that Amber Ridge, LLC plans to move forward with the purchase of the remaining 31 lots in the Cedar Commons subdivision, with plans to combine the duplex lots into single family lots and, upon doing so, future development of those lots would have to comply with the R1-C, Single Family District zoning requirements, thereby potentially requiring a variance to meet those development standards.

3. 202 & 302 E. Main Street S.E. & Variance Request Update:

City Solicitor Mitchell reported that Brent Malone's request for a Special Exception for mixed use status and a Variance to allow an apartment on the first floor of each of his buildings located at 202 & 302 Main Street were granted by the Board of Zoning Appeals.

4. 600 S. Camden Avenue Special Exception Request Update:

City Solicitor Mitchell reported that the Applicant, Adams Housing, LLC, having failed to get a favorable recommendation for a special exception to be granted to allow multi-family use of their property and having failed to comply with a court order to resolve their zoning violation, have since informed the City that one family has moved out of the residence and that the lease agreement between the remaining occupants has been modified so as to comply with the zoning requirements.

5. Ordinance 210 – Special Exception Language Update:

City Solicitor Mitchell reported that Ordinance No. 210, an ordinance of imprecise special exception language, was repealed as was recommended by the Planning Commission.

**NEW BUSINESS**

1. Annual Planning Report to State

Administrative Assistant Powell presented the Commission with a copy of the proposed annual planning report that will be submitted to the State and briefly commented on its contents. She mentioned that report was very basic as the City had only issued 15 new residential permits and that the report met the State's necessary requirements. In addition, she questioned whether Ordinance No. 289, legislation regulating the operation of flea and farmer's markets, should have been stated in the report. Solicitor Mitchell was of the opinion that the ordinance should have been included in the report. Administrative Assistant Powell stated that she would make the revision and then bring the report back before the Commission for final approval.

2. Proposed Fiscal Year 2019 – 2020 C.I.P. & Fiscal Year 2019-2020 Five -Year C.I.P.

City Manager Psota reviewed copies of both the Fiscal year 2019-2020 and Five-Year Capital Improvements Plan with the Commission and provided a brief explanation on each category's line item in each of the proposed plans. After the review, there was a consensus of satisfaction with both plans. However, in the absence of one line item cost (storm water drainage study), the Commission decided to defer voting on recommending approval of both plans until their meeting of June 4th.

**Mr. Somers moved to wait until the Commission's June 4<sup>th</sup> meeting to recommend approval of the proposed FY 2019-2020 C.I.P. and FY 2019-2020 Five-Year C.I.P., Mr. Bland seconded, and the motion was approved four to zero votes in favor.**

3. POS Grant Application for Recreational Facility Parking Lot Resurfacing

Administrative Assistant Powell informed the Commission that the City had received approval from Wicomico County Parks and Recreation to proceed with its application submission for Program Open Space grant funding for the resurfacing of the 3 parking lots at the recreational park. She provided the members with a breakdown of the estimated cost (\$71,500) of the project and explained that the usual protocol was to get approval from the Planning Commission as well as a signed statement acknowledging that the project was in compliance with the goals of the City's Comprehensive Plan.

**Finally, Mr. Bland made a motion to request approval of the funds for the recreational facility parking lots resurfacing through Program Open Space, Mr. Pearce seconded, and the motion was approved by a four to zero vote in favor.**

**General Discussion**

Mr. Somers asked if consideration had been given to security lighting for the parking lots. It was stated that lighting had been discussed in the past, but no conclusive plans had been established, however, City Manager Psota said that he would explore the possibilities.

Mr. Somers asked for the status of our sustainable communities certification process. Mr. Psota replied that things are still in the works.

Solicitor Mitchell suggested that the Commission look into the prospects of “tiny houses”.

Mr. Somers mentioned that the former Sonic site had been sold. Administrative Assistant Powell informed all that she had been contacted by the potential buyer and that he was planning to either develop the property for himself or develop the property to upfit for lease as per a lessee’s determined use and that a meeting with buyer had been scheduled.

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 7: 50 p.m.**

Submitted by,

Linda J. Powell

*Approved June 4, 2019*