

FRUITLAND PLANNING COMMISSION

The Fruitland Planning Commission met at City Hall on Tuesday, June 4, 2019, at 7:00 p.m. with the following members present:

Leland Bonneville, Derek Bland, Jason Pearce and Mike Hammond.

Also present were:

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

Guests: *Bob Marvel, Alan Collier, Walter Coulbourne and Brandon Ziska.*

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

OLD BUSINESS

1. Annual Planning Report to State

Administrative Assistant Powell presented the Commission with an amended copy of the final draft of the annual planning report and informed them of a revision that incorporated new legislation, Ordinance No. 289, that had been adopted during calendar year 2018, and that the report would be submitted to the State after the next meeting of the city council (June 11th).

Mr. Bland moved to approve the Annual Planning Report as presented; Mr. Pearce seconded, and the motion was approved four to zero votes in favor.

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. Additionally, Mr. Psota's review included the addition of a service truck and the line item cost (\$55,000) for the storm water drainage study, which was unavailable at the Commission's May 7th meeting. After the review, a few questions were asked for clarification of some of the budget items and all were satisfactorily addressed.

Mr. Bland moved to recommend approval of both, the proposed FY 2019-2020 C.I.P. and the FY 2019-2020 Five-Year C.I.P. as presented, Mr. Hammond seconded, and the motion was approved four to zero votes in favor.

NEW BUSINESS

1. Conceptual Annexation & Rezoning Proposal

Mr. Walter Coulbourne, accompanied by Mr. Alan Collier of Delmarva Fluid Power, Inc. and Mr. Brandon Ziska, came forward to discuss a conceptual proposal to have their property that

is located along St. Luke's Road and an additional lot, to be purchased from Wallace Peterman, annexed into the City and possibly rezoned if the future use of the property deemed it necessary. He stated that he was anticipating selling the land at some point in the future and was looking at the potential of having all the necessary components preestablished for commercial use within Fruitland city limits for any future buyer. He stated that a neighboring property owner had expressed an interest in having his land annexed as well.

After hearing Mr. Coulbourne's proposal, the Commission began discussing various potential issues that would have to be addressed, such as whether the properties in question were contiguous to city boundaries, the size of the lots, the current zoning classification, both city and county, as well as potential commercial uses; one favorable use suggested was that of a Royal Farms convenience store.

Solicitor Mitchell suggested that once plans for the redevelopment of the properties have been more clearly defined, Mr. Coulbourne and Mr. Collier may want to speak with the County to see if they would object to a commercial zoning designation for that district. Mr. Pearce suggested that when they go to present their annexation/zoning proposal to the County, it would be good to have Mr. Kenneth Pearson (*deceased as of 7/19/19*), the other neighboring property owner, be present.

Finally, as Mr. Coulbourne and Mr. Collier's annexation/rezoning proposal was conceptual in nature, no formal vote on the plan was necessary, however, the Commission and city staff were very much in support of the proposal.

Conversation then shifted to a parcel of land off St. Luke's Road that was listed for sale by Rinnier. There were questions presented as to whether water & sewer accessibility had been installed, at no charge to the owner, in exchange for the easement dedicated to the Northeast Pump Station. Per subsequent research, it was established that water and sewer taps had been installed to serve the lot, however, the usual fees for connection would still be due. Further, as a benefit for the easement dedicated to the pump station, water and sewer laterals were installed under/across E. Cedar Lane to supply water and sewer service to Mr. Wallace Peterman's commercial property for any future development.

General Discussion

None.

With no further business to discuss, **Mr. Bland moved to adjourn, and Mr. Pearce seconded. The motion was approved four to zero votes in favor and the meeting adjourned at 7: 55 p.m.**

Submitted by,

Linda J. Powell

Approved 9/3/2019