

FRUITLAND PLANNING COMMISSION

The Fruitland Planning Commission met at City Hall on Tuesday, October 2, 2018, at 7:00 p.m. with the following members present:

Derek Bland, Darlene Kerr and Roland Somers.

Also present were:

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

Guests were: *None.*

Acting Chairman Bland called the meeting to order at 7:00 p.m. and acknowledged receipt of the minutes of the June 5, 2018, calling for additions or corrections. As there were none, **Mr. Somers moved to adopt the minutes as presented; Mrs. Kerr seconded, and the motion was approved three to zero votes in favor.**

OLD BUSINESS

1. Wind & Solar Energy Ordinance

Solicitor Mitchell began the discussion by reiterating that the city had a copy of a proposed wind ordinance that was drafted several years ago but was never adopted. Mr. Bland interjected that he had reviewed the proposed wind ordinance, not so much from a technological viewpoint, but pondered if the City should ensure that installers of this such equipment be required to carry liability insurance if the apparatus becomes disengaged and potentially cause damage to neighboring property owners. Solicitor Mitchell responded that he wasn't sure if someone had to be specifically licensed to install wind energy systems, however, if an installer was required to be licensed then the City would ensure that aspect was met, but he didn't know if we could require them to carry liability insurance.

Mr. Bland proceeded to comment on the noted recommendations previously inserted by Solicitor Mitchell. He drew everyone's attention to the following sections of draft ordinance No. 241:

- Page #2, section D (questioning whether wind systems should be regulated by Special Exceptions, suggests it should be based solely upon district zoning guidelines)
- Page #3 section 6 (suggests removing statement that "no sign shall be visible from road")
- Page #3 (suggests deleting guideline #9)
- Page #11 (suggests tying that guideline into the zoning districts)

Also, Mr. Bland asked for clarification on item #6 under "Abandonment" as it correlates to section A of the draft ordinance. The responses were inconclusive as to how this guideline was to be interpreted and/or incorporated into the draft. Mr. Bland's last comment referenced page # 5 as it relates to zoning Ordinance No. 67, Subsection XVIII (Definitions). As agreed that future technology could occur, he offered a couple of suggestions for the wording. As a result, Solicitor Mitchell stated that he would draft a broader definition to cover future changes with the technology.

After the review of the wind energy draft ordinance, the focus of the discussion turned to solar energy systems as it related to sizes and location of installations. Mr. Bland suggested that specific

guidelines be drafted based on the size and location of solar systems, and possibly by Special Exception in some zoning districts. At the end of the wind and solar energy system discussion, it was established that the updated version of the draft ordinance, if available, would go before the city council at their next meeting (November 12th).

NEW BUSINESS

None.

COMPREHENSIVE PLAN REVIEW/UPDATE

The question arose as to how the Commission should resume its review and update of the City's Comprehensive Plan. Solicitor Mitchell stated that the group should focus on a specific topic. He suggested that they look at the City's zoning map, specially the numerous zoning districts and to work toward reducing the number of residential zoning designations. Mr. Bland agreed as he had previously mentioned and drafted data (residential zoning districts' developmental comparison guidelines spreadsheet) to assist with that course of action. He also stated that after the Commission had reviewed the various zoning districts, further consideration and/or plans for future development in the various districts should focus on areas that would be ideal for various business initiatives. Accordingly, it was agreed by all that each would receive a large copy of the City's zoning map and be prepared to assess it at their next meeting.

Additionally, as it relates to the Comprehensive Plan, it was stated that the primary focus should be, "What can we do to move the city forward?" "How can we take advantage of what we have?" Also, it was stated that there was a need to clearly establish Fruitland's "Main Street" as it relates to future development plans.

Mr. Somers asked how Fruitland was marketed to attract businesses. Mr. Psota replied that the City has a Fruitland Economic Development Commission (FrED), comprised of area business leaders, that meet quarterly for such purpose, however, it's been a challenge to brainstorm ways to draw businesses to the Eastern Shore as we don't have the amenities available to appeal to various businesses/corporations.

Mr. Bland stated he is involved with the Tri County Council and that it's possible that smaller municipalities could piggyback off each other to come up with a marketing plan that could benefit all.

General Discussion

Mr. Somers asked if the City had received any feedback from the Red Men about its flea market initiative. The Response was that the City had passed the Flea Market Ordinance, however, the Red Men have not implemented anything and that it may be due to Salisbury's downtown flea market still being in operation.

With no further business to discuss, **Mrs. Kerr moved to adjourn, and Mr. Somers seconded. The motion was approved three to zero votes in favor and the meeting adjourned at 8:15 p.m.**

Submitted by,

Linda J. Powell

Approved 11/6/18