

FRUITLAND PLANNING COMMISSION

The Fruitland Planning Commission met at City Hall on Tuesday, October 3, 2017, at 7:02 p.m. with the following members present:

Leland Bonneville, Derek Bland and Darlene Kerr.

Also present were:

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

Guest present:

Bob Marvel.

Chairman Leland Bonneville called the meeting to order at 7:00 p.m. and acknowledged receipt of the minutes of the September 5, 2017, calling for additions or corrections. As there were none, **Mrs. Kerr moved to adopt the minutes as presented; Mr. Bland seconded and the motion was approved by three votes in favor.**

OLD BUSINESS

None

NEW BUSINESS

None

COMPREHENSIVE PLAN REVIEW/UPDATE

Chairman Bonneville began the review process by providing the results of his meeting with Regional Planner Tracey Gordy. He referred to various pages of the Comprehensive Plan manual to establish which sections of the text that were to be retained and which could be deleted. The following is a list of proposed changes:

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| * Page No. 11 – Keep Chart 3-1 | * Page No. 17 – Keep Education & Employee Data |
| * Page No. 12 – Kept Chart 3-1, Update Text | * Page No. 18 – Eliminate Both Charts |
| * Page No. 13 – Eliminate Both Charts | * Page No. 19 – Eliminate Chart & Text on Page |
| * Page No. 15 – Eliminate Chart 3-3, Update Text | * Page No. 20 – Keep Charts |
| * Page No. 16 – Eliminate Chart 3-4 | * Page No. 21 – Keep Chart & Text |

Chairman Bonneville informed the Commission that Ms. Tracey Gordy was willing to assist with the updating of charts retained.

Administrative Assistant Powell offered to provide updated data for pages 30 and 31 relating to existing land uses.

Mr. Bland suggested that the Commission start putting together a draft manual to incorporate the revisions to date. Solicitor Mitchell suggested that staff wait on integrating the revisions as he had previously entertained the same thought but decided that since there were various updates to be provided by several individuals, to start the integration of the revisions would not be feasible as yet. At that point, numerous comments were made by the members. Finally, that portion of the discussion concluded with City Manager Psota stating that he preferred, at the appropriate phase of the review process, the revisions of the manual be handled in-house (by city staff ... city manager and administrative assistant).

Discussion then turned, again, to the various chapters that were thought to have been previously reviewed such as Chapters 4, 5, 6, 7 and 8. A reevaluation of those chapters concluded that some details had been discussed and that certain individuals had been given responsibility for the updates that needed to be incorporated. Mr. Bland specifically commented that Chapter 4 highlights and/or inventories all the community facilities, but in later chapters provides in depth information on each. He further stated that in updating that chapter the inventory list could be bulleted and noted to refer to correlating chapter for in depth details. As it relates to Chapter 6, Solicitor Mitchell stated that a significant amount of time will be spent on what the Planning Commission thinks that the city's growth direction should be leading towards in the future and suggested that we should review and update Chapter 6 accordingly. He further stated that at some point we will need to determine how the city wants to redefine the various zoning districts.

City Manager Psota asked what would be needed in order to update all the zoning districts. Mr. Bland replied that a large zoning map of all the current districts would be a good starting point. He further offered to have copies made of the zoning map that he had created for the city some ago but the city manager stated that he would have city staff take care of getting the maps printed.

City Solicitor Mitchell then commented that he had noticed a couple of the community facilities elements, transportation and water, presented in multiple sections of the manual. He suggested that the community facilities elements be addressed in one location or its own corresponding chapter.

The Commission engaged in considerable discussion concerning the aspect of addressing the State's 12 visions and/or goals and objectives and concluded, with a general consensus, that upon incorporating the State's requirements, a separate section should be noted to specifically express the city's future goals and objectives.

Mr. Bland commented on language in the appendix that referred to HB 253 and stated that it needed to be updated. Solicitor Mitchell responded and agreed that it needed to be addressed. Also, in response to a prior comment, he stated that he would address all legal updates that were needed.

Finally, as it could be relevant to the updating of the Comprehensive Plan, City Manager Psota informed everyone that the city has been given a preliminary notice, by MDE's permitting office, that we were operating under a waiver for the Phase II Storm Water regulations. However, by fall of 2018, we are supposed to have a plan on how the city will proceed with the implementation of those requirements.

General Discussion

Administrative Assistant Powell informed the Commission that the owner of the property at 403 W. Main Street had expressed an interest in having his property rezoned from C-2 Neighborhood Business to an R1-C Single Family Residential designation. She also stated that the property owner of 310 Morris Street was interested in having his parcel rezoned from M-3 Heavy Industrial to an R1-C Single Family Residential designation. Finally, she informed the Commission that the owner(s) of Wallace Peterman's property, located along E. Cedar Lane, had asked if the property could be reverted back to forestry status and that she had done some preliminary research and was unable to find anything in the zoning or property maintenance ordinance that addressed that question.

With no further business to discuss, **Mr. Bland moved to adjourn and Mrs. Kerr seconded. The motion was approved by a three to zero vote in favor and the meeting adjourned at 8:03 p.m.**

Submitted by,

Linda J. Powell

Approved 11/7/17