

## FRUITLAND PLANNING COMMISSION

The Fruitland Planning Commission met at City Hall on Tuesday, December 6, 2016, at 7:00 p.m. with the following members present:

*Leland Bonneville, Derek Bland, Jason Pearce and Robert Worth.*

Also present were:

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

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Chairman Leland Bonneville called the meeting to order at 7:00 p.m. and acknowledged receipt of the minutes of the November 1, 2016 Planning Commission Meeting, 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 by four votes in favor.**

### **OLD BUSINESS**

#### **1. Wicomico County Housing Rehab Project - Update**

Administrative Assistant Powell reported that seven of the nine houses have received a final inspection and each have received certificates of occupancy. The last two houses were scheduled to be completed by the end the week or by the first part of the following week.

#### **2. Brown Street & E. Main Street Improvement Project - Update**

City Manager Psota reported that trench drain work along the area of Colonial Village continues. Upon completion, an additional 2 inches of paving will commence. The plan is for the paving project to be completed by Christmas.

City Manager Psota reported that paving on East Main Street is complete and should be restriped soon. Concrete gutter and sidewalk repairs will progress on West Main Street from U.S. Route 13 to the City line heading toward Riverside Drive. The hope is that possibly in next year's budget funding for West Main Street paving will be identified.

#### **3. Cedar Commons Development – Update**

Administrative Assistant Powell reported that there is a new developer (Chris Gilkerson) interested in purchasing the remaining lots in the Cedar Commons subdivision who has asked the City for some type of relief from the cost of completing the remaining public works requirements should he follow through with the purchase. Mr. Gilkerson was informed that he may be given the option of delaying or omitting the requirement to complete the unimproved section of N. Brown Street that intersects with St. Luke's Road, however, any final decisions concerning his request would be at the City Council's discretion.

#### **4. Final Comprehensive Development Plans (Dollar General) – 101 S. Camden Avenue, LLC**

Administrative Assistant Powell presented the Final Comprehensive Site Plans for the Dollar General project to the Commission in the absence of Mr. Brock Parker. It was reviewed by the

Commission as well as the city solicitor to establish that all the necessary revisions had been incorporated as were requested per the August 2<sup>nd</sup> meeting and at which time it was given a provisional final approval. However, upon careful review of the revised plans, it was observed that there were still a few corrections that needed to be made before the plans went before the City Council for final approval.

**As there were only minor corrections that needed to be made, Mr. Bland moved to approve the Final Comprehensive Site Plans for the Dollar General contingent upon the noted corrections being incorporated; Mr. Pearce seconded and the motion was approved by four votes in favor.**

## **NEW BUSINESS**

### **1. Installation of Small Cell Antennae on Existing Light Poles – Discussion Item**

Administrative Assistant Powell informed the Commission that she had been contacted by a representative for Verizon who inquired as to whether the City of Fruitland permitted the installation of small cell antennas on existing light poles. She then directed the Commission's attention to the plat of the proposed location for the installation as she elaborated further concerning the existing zoning regulations for that district and how that it did not specifically address that type of development. Administrative Assistant Powell stated that she merely wanted to inform the Commission of the inquiry so as to prepare them for future requests and to consider possible legislation to address them.

Solicitor Mitchell then stated that the City has been approached by Mobilities about small cell poles in the past, but that there had been no follow up. He also reported that he had heard of that type of communications technology from some leaders in other towns and that he had begun to do some research. He is scheduled for a conference call with several Maryland Municipal Attorneys Association members on this issue. He stated that he would continue to look into the matter and provide an update at a later date.

- 2.** Administrative Assistant Powell and Solicitor Mitchell discussed an inquiry from Lee Beauchamp concerning the status of the Anderson Square Apartment project from eight years ago and it 19 EDUs. Mr. Mitchell stated that the City should follow up on Administrative Assistant Powell's statement to him that the EDUs have reverted back to the city by sending a letter.
- 3.** Mr. Mitchell advised that notice had been received from FEMA which will require flood plain ordinance updates. He will report further at a later meeting.

## **General Discussion**

None.

With no further business to discuss, **Mr. Bland moved to adjourn and Mr. Pearce seconded. The motion was approved by a four to zero vote in favor and the meeting adjourned at 7:47 p.m.**

*Submitted by,*

*Linda J. Powell  
Administrative Assist.*