

## FRUITLAND PLANNING COMMISSION

The Fruitland Planning Commission met at City Hall on Tuesday, April 3, 2018, at 7:00 p.m. with the following members present:

*Leland Bonneville, Derek Bland, Darlene Kerr and C. Roland Somers.*

Also present were:

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

Guests were:

*Bob Marvel, Tim Morgan, Adam Crandall, of Badger Daylighting Corp, Matt Kalb, Wayne Lewis and Bobby Leath.*

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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 6, 2018, calling for additions or corrections. As there were none, **Mr. Bland moved to adopt the minutes as presented; Mr. Somers seconded and the motion was approved by four to zero votes in favor.**

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

#### **1. Hydrant Meter Request – 747 S. Camden Avenue**

Mr. Adam Crandall, area manager for Badger Daylighting Company, came forward to introduce himself and his company. He stated that his company had been in business since 1992 and that they perform hydro excavation (high pressure water and vacuum system) services for various utility companies. He stated that he currently leases land, for the parking of one truck currently in use, from Tim Morgan. He further stated that he was requesting approval to install a fire hydrant meter or yard meter at 747 S. Camden Avenue for use of filling his truck, which holds approximately 2200 gallons of water and estimated that they would only use about 1600 to 1800 gallons per day or up to 10,000 gallons per week. He said they currently get their water from Salisbury and that they dispose of their waste product at Reynolds Excavation site outside of the city. Mr. Crandall went on to say that if he were permitted to install a hydrant meter, he would make sure all city rules and regulations were followed and that he would be willing to pay all of the associated fees. As general discussion ensued, it was established that a yard hydrant meter would be the preferred installation of choice and that it would be installed and connected by city staff with the usual applicable water fees being charged. Solicitor Mitchell suggested that if the request was approved, that some type of agreement be drafted to set specific guidelines in place relative to Mr. Crandall's company. At the conclusion of the discussion, it was established that Mr. Crandall would present his request to the city council for further consideration.

## 2. Red Men's Proposed Flea Market – 300 N. Fruitland Blvd

Mr. Wayne Lewis and Mr. Bobby Leath came forward to inquire about the requirements of the city for the proposed operation of a flea market at their location. Mr. Lewis stated that the Salisbury flea market was slated to close due to the impending sell of the City's parking lot and that he had been approached by several vendors who wanted to know if the Red Men would consider a similar flea market setup at their location. He wanted to know what he needed to do to comply with city regulations and if any permits were required. He went on to explain that for now the flea market would be held on either Saturday or Sunday and that its site would be located in front of their ballfield with a proposed entrance (currently existing) off Route 13 and that he was looking to get approval by the end of May.

Solicitor Mitchell stated that the city did not have any specific legislation that addresses flea markets and the only ordinance that may be relative was the peddlers' license which prohibits the selling of premanufactured products without a license. Afterward, general discussion ensued among all as to how the city might be able to accommodate Mr. Lewis's request without the involvement of multiple jurisdictions licensing and fee regulations and/or requirements. Solicitor Mitchell then offered a few regulatory scenarios but concluded that he would have to examine the matter further to determine a resolution that would work best for all involved parties as most in attendance were favorable to the Red Men's proposed operation.

### **General Discussion**

Mrs. Kerr informed everyone that Tracey Gordy, Maryland Regional Planner, had given a presentation at their city council meeting of March 13<sup>th</sup> on the topic of "Maryland Sustainable Communities", which is a State program that provides grants for community projects in various government jurisdictions after receiving the sustainable communities designation. She stated that if the city was interested in pursuing the designation, the first step would be to establish a council of six to eight people who were willing to work on the application criteria. She also stated that the city council was favorable to acquiring the designation.

Administrative Assistant Powell informed the Commission that she had been contacted by Katherine McAllister, of GMB, to inquire about the possibility of the Fruitland Primary School having a rear entrance off N. Brown Street as there were plans under consideration for future development on the property. The overall consensus of the Commission was that an entrance off N. Brown Street was not feasible under the current settings in that area, however, it was stated that further review of preliminary plans would be required in order to provide a more definitive answer.

Administrative Assistant Powell stated that a local resident had called and asked if the city had any special requirements concerning placing a diesel fuel tank on her property for storage of fuel to use in her personal vehicles. As various comments and concerns were raised by all, it was finally resolved that this type of operation would not be permitted in a residential neighborhood within the city.

Finally, Administrative Assistant Powell informed all that a realtor had inquired about a proposed resubdivision of 2 lots in the Rowens Mill subdivision. She stated that a proposed client wanted to know if the city would permit a resubdivision of the lots for the purpose of building a detached garage for the storing of a boat as the zoning regulations for that district stated that only one private garage was permitted on each residential lot. It was established that combining the two lots or resubdividing a portion of one would not be a problem so long as the remaining portion of the one lot continued to meet the City's development requirements.

Mr. Somers offered some comments on the dog daycare legislation that was discussed at a prior meeting. He asked the Commission for their thoughts on requiring the owners to have liability insurance and requiring that their facility be inspected periodically. It was then stated that Fruitland does not have its own animal control department to perform facility inspections. Solicitor Mitchell then reiterated that the proposed ordinance recently drafted will permit the dog daycare use by Special Exception, however, as a request comes before the Board of Zoning Appeals, various other stipulations, such as liability insurance, may be required of the applicant(s) at such time.

With no further business to discuss, **Mr. Bland moved to adjourn and Mrs. Kerr seconded. The motion was approved four to zero votes in favor and the meeting adjourned at 7:45 p.m.**

*Submitted by,*

*Linda J. Powell*

*Approved May 1, 2018*