

FRUITLAND PLANNING COMMISSION

The Fruitland Planning Commission met at City Hall on Tuesday, June 6, 2017, at 7:00 p.m. with the following members present:

Leland Bonneville, Derek Bland, Darlene Kerr and Jason Pearce.

Also present were:

City Solicitor Andrew C. Mitchell Jr. and Administrative Assistant Linda Powell.

Guests were:

Bob Marvel and Keonna Taylor.

Chairman Leland Bonneville called the meeting to order at 7:05 p.m. and acknowledged receipt of the minutes of the May 2, 2017, Planning Commission Meeting, calling for additions or corrections. As there were none, **Mr. Bland moved to adopt the minutes as presented; Mrs. Kerr seconded and the motion was approved by four votes in favor.**

Chairman Bonneville acknowledged receipt of the minutes of the May 16, 2017, Planning Commission Work Session, calling for additions or corrections. Mr. Bland then referenced a proposed discrepancy with the establishing of the meeting date and/or meeting on May 16th, which, after brief conversation, concluded that the minutes were accurate as presented. **Upon resolve, Mrs. Kerr moved to adopt the minutes of the May 16, 2017, meeting as presented, Mr. Bland seconded and the motion was approved by four votes in favor.**

OLD BUSINESS

1. Annual Planning Report to State

Administrative Assistant Powell informed the Commission of a few minor revisions made to the Annual Planning Report, since the May 2nd meeting, based on suggestions offered by Solicitor Mitchell and that a vote was now needed to accept the revised report as presented. **Mr. Bland then moved to accept the Annual Planning Report as presented; Mr. Pearce seconded and the report was approved by four votes in favor.**

2. Comprehensive Plan Review/Update

Mr. Bland informed the Commission that he had not had the opportunity to speak with Mr. Henry Hanna, commercial realtor, concerning his availability to attend the next planning work session. He stated that he did have an appointment to meet with him on Thursday (8th) and would ask him if he would be able to attend our next meeting if it was suitable with his schedule. Chairman Bonneville suggested that if Mr. Hanna wasn't available, Brent Miller would be a good alternative.

Discussion then turned to the Comprehensive Development Plan manual. Chairman Bonneville led the review by drawing everyone's attention to the introduction page of the manual and noted various items that needed to be updated and/or deleted and continued on in that manner. Mr. Bland then stated that he had already begun modifying the document from his PC. The review proceeded with various comments and questions such as, whether or not the State of Maryland had changed the legal basis for planning and what were the number of planning visions that were now required to be addressed. Solicitor Mitchell stated that he believed the Maryland Annotated Code had be changed concerning land use and that there were now twelve (12) planning visions that had to be addressed instead of eight (8). As the review continued Solicitor Mitchell interjected

that the Commission may want to consider holding off on amending the routine data in the manual until they had established a more precise vision for Fruitland's future development. There was a general consensus that it would be more beneficial to first revise and/or update the overall vision for Fruitland's Comprehensive Development Plan before dealing with the minor routine matters. It was, again, mentioned that the Commission establish a small list of specific topics to address during future meetings or special work sessions, however, no specific resolution was established on that suggestion. Finally, it was suggested that the Commission consider meeting on June 20th for another work session in which Henry Hanna, if available, would attend to provide information on the current market trends in the area. All were in agreement to meet for a special work session on June 20th, at 7 pm.

NEW BUSINESS

1. Proposed Home Occupation (Nail Tech) – 404 Slab Bridge Road

Ms. Keonna Taylor came forward to present her request for approval to operate a nail salon business out of her residence at 404 Slab Bridge Road. She stated that she has purchased a new home in hope of starting an in home nail salon business. She said that she would be doing manicures and pedicures by appointment only and that she would be the sole employee.

Administrative Powell stated that the reason for bringing this request before the Commission was to get clarification (Low Impact - category guidelines... "rare visits") on the criteria that must be adhered in order to operate the requested home occupation. As Ms. Taylor anticipates that she could have as many as five (5) appointments a day, this amount of traffic would appear noncompliant with the low impact home occupation guidelines. Therefore, Administrative Powell and Ms. Taylor were looking for the Commission to more specifically define the meaning of "rare visits".

Solicitor Mitchell then referred to the home occupation ordinance to review the low impact guidelines along with Ms. Taylor to establish that all other requirements would be met in addition to trying to establish if her activity would meet the specific guideline of "rare visits".

As it was established that all the other guidelines had been met and in an effort to define the meaning of "rare visits", the Commission then began to question Ms. Taylor in more detail concerning the flow of her clients' visits, the proposed timing between each visit, the availability of parking at her residence etc.

As the discussion continued there was a general consensus that the nature of Ms. Taylor's home occupation activity would be interpreted as compliant with the "rare visits" criteria of the low impact home occupation guidelines. Upon this resolution, Solicitor Mitchell then suggested that once Ms. Taylor has completed the process of establishing her business, the City should send her a formal letter stipulating the guidelines that she must adhere to in order to continue the proposed home occupation and that if any of the pre-determined guidelines were violated, her approval to operate the home occupation may be withdrawn.

Mr. Bland made a motion to permit the Nail Salon Home Occupation as presented; Mrs. Kerr seconded and the motion was approved by a four to zero vote in favor.

2. Proposed Fiscal Year 2017-2018 Capital Improvements Budget

Administrative Assistant Powell presented a copy of the proposed Fiscal Year 2017-2018 Capital Improvements Budget to the Commission for their review and comment. A few general questions arose as to the exact location of the referenced streets slated to be repaved. As discussion ensued

there was a general consensus reached as to the approximate locations. The Commission then moved on to the Fiscal Year 2017-2018 Five Capital Improvements Budget.

3. Proposed Fiscal Year 2017-2018 Five-Year Capital Improvements Budget

As Administrative Assistant Powell had already provided copies of both, the Fiscal Year 2017-2018 Capital Improvements Budget and the Fiscal Year 2017-2018 Five-Year Capital Improvements Budget to the Commission, the discussion from the previous section above concerning area street repaving locations, new well location and police department expenditures and/or the lack thereof continued into this segment of the agenda. Finally, after a few more general questions and comments, there was a general consensus that the budgets were acceptable.

Mr. Bland then moved to recommend approval of both, the Fiscal Year 2017-2018 and Five-Year Capital Improvements Budget as presented; Mr. Pearce seconded and the motion was approved by four to zero vote in favor.

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 7:45 p.m.**

Submitted by,

Linda J. Powell

Approved 8/1/17