

FRUITLAND PLANNING COMMISSION

The Fruitland Planning Commission met at City Hall on Tuesday, August 1, 2017, at 7:00 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.

Guests were:

Joey Gilkerson and Chris Gilkerson.

Chairman Leland Bonneville called the meeting to order at 7:05 p.m. and acknowledged receipt of the minutes of the June 6, 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 three votes in favor.**

Chairman Bonneville acknowledged receipt of the minutes of the July 25, 2017, Planning Commission Work Session, calling for additions or corrections. **Mrs. Kerr moved to adopt the minutes as presented, Mr. Bland seconded and the motion was approved by three votes in favor.**

OLD BUSINESS

1. Comprehensive Plan Review/Update

Mr. Bland provided everyone in attendance with a printout of the mandated eight (8) visions that he had extracted from the Comprehensive Development Plan manual as well as a for review. Solicitor Mitchell also provided a printout of his ideas for Fruitland's future vision. Mrs. Kerr commented, as future vision ideas were offered, that she didn't want Fruitland to lose its small town charm. From that point, general conversation ensued concerning the commercial aspects of the City's future growth. Mr. Bland asked if the bowling alley was within Fruitland city limits, to which the answer was, no. He also asked if the Fire Company would be willing to sell its property beside city hall. Mr. Bonneville replied, that it was a good possibility if the right offer was presented. Mr. Bland then stated that if the property were purchased, it could open up the opportunity for numerous types of activities for that area. There was a general consensus of Commission that such an acquisition could provide a variety of opportunities and would be worth further discussion.

NEW BUSINESS

1. Conceptual Development Plan for Prosperity Park

Mr. Joey Gilkerson, accompanied by his brother, Chris Gilkerson, came forward to present a conceptual proposal for future development of the four remaining parcels located in the Prosperity Park subdivision. He presented the Commission with a conceptual drawing of their intent for development, stating that for the most part, they did office development and that the likelihood of developing what had been presented was slim to none. He stated that per a copy of a punch list dated September 10, 2013, the only remaining items to be completed were trees and chain-link fencing and that funds had been posted by the previous developer to cover the cost. He further stated that he had a contract to purchase the remaining parcels and was looking to establish an

estimated cost for future development as a guideline for creating a comprehensive marketing plan for the property. Solicitor Mitchell mentioned that the original purpose of the trees and fencing was to prevent the neighborhood from traversing through the development but so far, that hasn't been a problem. Mr. Bland then stated that there was some flexibility as to whether the trees and fencing would be required.

He then proceeded to asked about the numbers of EDUs allocated and/or available for development. He was informed that there was one (1) EDU allocated for each remaining parcel, for a total of four (4).

Finally, Mr. Gilkerson stated that they would be purchasing the property from PNC within a week and then it would be at least 45 days before anything definitive was planned. The Commission then stated that they were very pleased to hear that at least some activity was starting up in that subdivision again.

2. Program Open Space Project (Park Annex Concession Building's Restroom Upgrades)

Administrative Assistant Powell informed the Commission that she was in the process of compiling the necessary attachments for another a Program Open Space grant and that one of the requirements was to attach a letter of approval from the planning Commission acknowledging that the proposed upgrades were in compliance with the City's Comprehensive Development Plan. She also informed everyone that the City Council had already approved the request. She further explained that the funds would be used to replace the existing grinder pump and tank that served the Park Annex Concession restrooms as the old equipment was inadequate to handle the large volume of usage at various park events and was constantly backing up.

Mr. Bland moved to approve the submission of the application for Program Open Space funds for the Park Annex Concession Building Restroom Upgrades; Mrs. Kerr seconded and the motion was approved by three to zero vote in favor.

General Discussion

Mr. Bonneville informed everyone that the new sidewalks by the new Dollar General store, along South Camden Avenue, appeared to be encroaching into the Right-of-way of State Highway. City Manager Psota then stated that he would have staff examine the matter and address as deemed necessary.

Finally, Mr. Bonneville proposed that the Commission set a date of August 15th, at 7 p.m., for its next work session. All agreed.

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 8:00 p.m.**

Submitted by,

Linda J. Powell

Approved 9/5/17