

**FRUITLAND PLANNING COMMISSION  
TUESDAY, MAY 4, 2010  
MINUTES**

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The Fruitland Planning Commission met at City Hall on Tuesday, May 4, 2010 at 7:00 p.m. with the following members in attendance:

*Chairman Leland Bonneville, Derek Bland, Theodore O. Lokey, and Annette Noble.*

Also present were:

*City Solicitor Andrew C. Mitchell Jr, City Clerk Diane C. Nelson, Public Works Director P. Cooper Townsend, Utilities Director Joseph P. Derbyshire, Chief of Police Michael J. Phillips, Councilor Richard F. Tull.*

Our guests included:

*Bob Marvel, Jeffrey and Larry Sawyer, and Amy Bechard of AWB Engineers.*

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Chairman Bonneville called the meeting to order at 7:02 p.m. and acknowledged receipt of the minutes of the April 6, 2010 Planning Commission Meeting, calling for additions or corrections. As there were none, **Mr. Lokey moved to adopt the minutes as presented; Mr. Bland seconded and the motion passed on a four to zero vote in favor.**

**OLD BUSINESS**

**1. Final Plat Approval for New Police Building**

Amy Bechard of AWB Engineering submitted Final Plans for approval for the New Police Building which was granted a Special Exception to be constructed on City owned property at 208 South Division Street in an M-1 Light Industrial District by the Board of Zoning Appeals (BZA) at a Public Hearing held Tuesday, May 4, 2010 at 6:00 p.m.; City Solicitor Mitchell confirmed that the Special Exception had been granted.

Ms. Bechard acknowledged that the Final Plat presented now included designated landscape areas which had been previously discussed but never designated on the preliminary site plan which had been reviewed by the Planning Commission at its April 6, 2010 Meeting; she also noted that the water meter to be installed was changed to a type specific to the City of Fruitland instead of a type specific to the City of Salisbury as originally presented.

There being no questions and no discussion, **on a motion by Mr. Bland that was seconded by Mr. Lokey and approved by a four to zero vote in favor, the Planning Commission recommended to the City Council Final Plat approval for the New Police Facility, authorizing Chairman Bonneville to sign the plat today; the plat will be held contingent upon the City Council approving the Final Plans at the May 11, 2010 Council Meeting.**

**2. Consideration for Mixed Use Zoning –a) Moore’s Corner at W. Main Street and Camden Avenue and b) Main Street, East of Rt. 13 to Brown Street - Discussion Item**

City Solicitor Mitchell explained the process which led to his recommendation of Moore’s Corner and a portion of E. Main Street as areas that could do well with mixed use zoning, commercial on the first floor with residential on the second floor; he summarized that should the Planning Commission wish to consider mixed use zoning for designated areas in Fruitland, now would be an appropriate time in that the mixed use zone could be incorporated into the enabling legislation which is being drafted to implement the Comprehensive Plan.

After discussion, the Planning Commission decided by consensus, but without vote, to pursue the aforementioned mixed use zoning in an effort to revitalize the designated areas.

### **3. Set Date for Work Session ( R-20 Zoning)**

City Solicitor Mitchell summarized that Commission Members had previously received information packets pertaining to Wicomico County R-20 Zoning for review, specifically in conjunction with the Rotary Foundation's annexation petition that the Council accepted at its October 13, 2009 meeting; Mr. Mike Hickson, on behalf of the Rotary Foundation, and current Rotary Foundation Chairman Gordan Gladden appeared before the Planning Commission at its April 6, 2010 Meeting to address Commission Members' questions and concerns regarding the Rotary's request that the City consider establishing a similar zone in Fruitland which could apply to more than just the Rotary Foundation. Solicitor Mitchell continued that at the April Meeting Commission Members had expressed a desire to hold a separate Work Session to review the R-20 Zoning packet but had yet to set a date and time for the Work Session.

The Planning Commission decided by consensus, but without vote, to hold a Work Session to discuss R-20 Zoning at 5:30 p.m. on Tuesday, June 1, 2010 just prior to its Regular Monthly Meeting scheduled for 7:00 p.m.

## **NEW BUSINESS**

### **1. Proposed Capital Improvements Budget for FY2010-2011**

Chairman Bonneville acknowledged members' receipt of the Proposed Capital Improvements Budget for FY2010-2011 which they had been given for review and subsequent recommendation to the City Council; City Clerk Nelson offered additional clarification for several of the slated projects.

After discussion, **on a motion by Mr. Bland that was seconded by Ms. Noble and approved by a four to zero vote in favor, the Planning Commission recommended to the City Council the approval of the Proposed Fiscal Year 2010-2011 Capital Improvements Budget as presented.**

### **2. Proposed Five-Year Capital Improvements Plan for FY2010-2011**

Chairman Bonneville acknowledged members' receipt of the Proposed Five-Year Capital Improvements Budget for FY2010-2011 which they had been given for review and subsequent recommendation to the City Council.

After discussion, **on a motion by Mr. Bland that was seconded by Ms. Noble and approved by a four to zero vote in favor, the Planning Commission recommended to the City Council the approval of the Proposed Fiscal Year 2010-2011 Five-Year Capital Improvements Budget as presented.**

## **GENERAL DISCUSSION**

**Planning Commission Member Noble** inquired as to the status of the review process of the new zoning code; Solicitor Mitchell responded to her inquiry, which initiated discussion among Commission Members.

With no further business to discuss, **Mr. Bland moved to adjourn and Mr. Lokey seconded. The motion was approved by a four to zero vote in favor and the meeting adjourned at 7:30 p.m.**

*Diane C. Nelson*  
Diane C. Nelson, City Clerk  
*Approved, June 1, 2010 dcn*