

**FRUITLAND PLANNING COMMISSION
TUESDAY, JUNE 1, 2010
MINUTES**

The Fruitland Planning Commission met at City Hall on Tuesday, June 1, 2010 at 7:00 p.m. with the following members in attendance:

Chairman Leland Bonneville, Paul Bradshaw, 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, Code Enforcement Officer Joe Vogel, Councilor Richard F. Tull.

Our guests included:

Bob Marvel, Donald Williams, Bunky Carew, and Tade Gerischer.

Chairman Bonneville called the meeting to order at 6:58 p.m. and acknowledged receipt of the minutes of the May 4, 2010 Planning Commission Meeting, calling for additions or corrections. As there were none, **Mr. Lokey moved to adopt the minutes as presented; Mr. Bradshaw seconded and the motion passed on a four to zero vote in favor.**

OLD BUSINESS

1. Planning Commission Work Session-June 1, 2010 at 5:30 – R-20 Zoning

City Solicitor Mitchell reported that the Planning Commission had met in Work Session earlier this evening to discuss **Wicomico County's R-20 Residential Zone** and to consider whether Fruitland should adopt a similar zone with the same *Permitted Uses, Development Options, and General Requirements* as the County's R-20 Zone. Solicitor Mitchell continued that the Planning Commission had decided by a clear four to zero consensus, but without vote, not to pursue an R-20 Residential Zone in Fruitland.

NEW BUSINESS

1. Camden Station-Preliminary Comprehensive Development Plan Review -M. B. Carew / Donald Williams

Mr. Carew summarized all activity on the combination single family home/multi-family unit project, Camden Station , which had been granted Conceptual Plan approval by the Planning Commission at the August 4, 2009 Meeting, as an introduction to the Preliminary Comprehensive Development Plan for Camden Station, which Mr. Williams and he were now presenting to the Planning Commission for review.

Upon completion of the presentation which was followed by a period of discussion, **on a motion by Ms. Noble that was seconded by Mr. Lokey and approved by a four to zero vote in favor, the Planning Commission granted preliminary approval to the Comprehensive Development Plan for Camden Station with Compromise Lane to remain undeveloped from the end of the block to Ogle Avenue, but with the requirement that a cul-de-sac turnaround be stabilized at the east end of Compromise Lane, and that further consideration be given to the installation of a gated fence across the road right of way just in front of the pump station.**

Then on a motion by Mr. Bradshaw that was seconded by Mr. Lokey and approved by a four to zero vote in favor, the Commission granted preliminary approval for the transfer of Sixty-eight (68) Equivalent Dwelling Units (EDUs) from Camden Landing to Camden Station, subject to the presentation of completed plans for Camden Station for the Planning Commission to review for final approval.

2. Other-Go-Kart Track

Code Enforcement Officer Vogel reported that a tentative request had been submitted for a Go-Kart Track on Cedar Lane property zoned C-3 *General Business*, which is owned by Wallace Peterman; Mr. Vogel then distributed pertinent paperwork to Commission Members for their review, prior to the request formally appearing on an upcoming Planning Commission Agenda.

With no further business to discuss, **Ms. Noble moved to adjourn and Mr. Lokey seconded. The motion was approved by a four to zero vote in favor and the meeting adjourned at 8:10 p.m.**

Diane C. Nelson

Diane C. Nelson, City Clerk

Approved, July 6, 2010 dcn