

The regular meeting of the Fruitland Planning and Zoning Commission was held at Fruitland City Hall on Monday, February 2, 2015 at 7:00 p.m. Commissioners Dickinson, Leonard, Heitz, Deardorff, Grant and Percy were present.

Guests included Jim Smith, Kelly Rhinehart, John and Alice Armstrong, Kemish Hendershot, Anita Smith, Dwayne Holloway and Rick Watkins.

Commissioner Dickinson made the motion to approve the January 5, 2015 meeting minutes. Commissioner Grant seconded the motion. Motion carried.

Public Hearing:

Rick Watkins explained public hearing procedures and asked the commissioners to declare any conflicts. With no conflicts declared, the first hearing was opened at 7:01 p.m.

Body Shop Fitness Centers – Conditional Use Permit for Fitness Center in the 800 Block, N. Whitley Drive: Jim Smith (2385 NE 16th Street) introduced himself as a managing member of the Body Shop Fitness Centers. Mr. Smith testified they have outgrown their Fruitland facility and their lease will be up this summer. Mr. Smith testified he has been working with Kelly Rhinehart to use the central building at the Howards Landscaping property. Mr. Smith explained Kemish Hendershot has prepared drawings and will do the construction. Mr. Smith requested permission to move the current operation to the new location and stated the fitness center will operate the same.

Commissioner Percy asked if there was childcare at the current facility and Mr. Smith stated there was not and the plan for childcare at the new facility has been put on the back burner.

Kemish Hendershot (2632 SW 3 ½ Avenue) submitted revised plans and stated they will be doing nothing upstairs at this point.

Commissioner Deardorff asked if the parking areas would be paved. Mr. Smith testified they would pave eventually and plans to coordinate with a future tenant of the east portion of the property. Mr. Smith testified there were approximately forty parking spaces in the lot at the front of the property in addition to handicapped parking that will be created with the removal of landscaping in front of the building. Commissioner Deardorff asked if the parking lot would be shared with the current coffee shop and Mr. Smith answered yes.

Commissioner Dickinson asked if there was enough parking for members and employees. Mr. Smith testified their current location has peaked at thirty-five cars at one time and will work at the new location. Commissioner Dickinson asked if there was access to the building in the rear for those who park in back of the building. Mr. Smith testified there was and they would be constructing a sidewalk around the sides of the building with the addition of a driveway between the building and the small building to the north.

Kelly Rhinehart (1300 SW 3rd Avenue), testified they are working with other tenants coming in and developing the parking and lighting between the areas for safety and continuity.

Commissioner Deardorff asked if the house to the north is part of the fitness project and Mr. Rhinehart testified the Body Shop Fitness Centers would eventually use it for their administrative facility. Mr. Rhinehart stated there were forty-six parking spaces in the front parking lot.

John Armstrong (2742 Spruce Drive) testified he and his wife are gym members and the facility has outgrown its current location and is difficult to access. Mr. Armstrong supported the move to a different location.

With no further testimony, the hearing was closed at 7:16 p.m.

Regular Meeting:

Body Shop Fitness Centers – Conditional Use Permit for Fitness Center in the 800 Block, N. Whitley Drive: Commissioner Percy made the motion to approve a conditional use permit for a fitness center in the 800 Block, N. Whitley Drive with the conditions to follow the development standards for commercial zones as written in City Code 10-6A-3 and the adopted Uniform Codes as written in City Code 9-1-1. Commissioner Heitz seconded the motion. Motion carried.

The meeting adjourned at 7:18 p.m.

Doug Deardorff, Vice Chairman

ATTEST:

Beth Earles, Secretary