

The Fruitland Planning and Zoning Commission was held a special meeting at Fruitland City Hall on Monday, March 16, 2015 at 7:00 p.m. Commissioners Dickinson, Leonard, Heitz, Deardorff, Carlman and Percy were present.

Guests included Aaron Gross and Rick Watkins.

Commissioner Deardorff made the motion to approve the March 2, 2015 meeting minutes. Commissioner Dickinson seconded the motion. Motion carried.

Public Hearing:

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

Allan Marsh Travel Center – Conditional Use Permit for Sales Events at 2206 N Whitley Drive: Aaron Gross testified Allan Marsh was unable to attend and that Mr. Marsh has been in the commercial RV and boat business since 1976. Mr. Gross testified Mr. Marsh had approached him about using his parking lot at 2206 N Whitley Drive for off-site sales events. Mr. Gross testified they would like to hold an event on April 1st, with no more than four events per year. Mr. Gross testified he felt the events would draw people to Fruitland and create opportunity for more retail.

Commissioner Deardorff asked the number of recreational vehicles at an event and Mr. Gross stated thirty. Commissioner Deardorff asked if there would be enough room for emergency responders and Mr. Gross stated there was.

Commissioner Dickinson asked where the sale vehicles and customer parking would be situated. Mr. Gross explained the sale vehicles would be parked along the white fence on the side of the property with customer parking along the front of the building, in the center of the lot, and near the car lot.

Commissioner Percy asked if Mr. Marsh would be the only dealer and Mr. Gross stated yes.

Commissioner Carlman asked if there would be a mixture of boats and RV's and Mr. Gross stated yes.

Commissioner Dickinson asked the time span for each event and Mr. Gross stated a maximum of five days.

Commissioner Deardorff asked if there would be restroom facilities available and Mr. Gross stated facilities would be available in the store and at the car lot.

Commissioner Dickinson asked the hours of the event and Mr. Gross stated 9:00 a.m. to 7 p.m.

Commissioner Percy asked if the restroom facilities were ADA compliant and Mr. Gross stated no.

Commissioner Carlman asked if the parking lot was lit and Mr. Gross stated no and explained there would be no late sales.

With no further testimony, the hearing was closed at 7:10 p.m.

Regular Meeting:

Allan Marsh Travel Center – Conditional Use Permit for Sales Events at 2206 N Whitley Drive: The commission discussed the number of recreation vehicles at the event and the duration of the event. **Commissioner Deardorff made the motion to approve a conditional use permit for sales events at 2206 N Whitley Drive, with the following stipulations: ten days per event, maximum of four events per year; provide access for emergency vehicles; observe the sign permit ordinance; provide restroom facilities; expire in five years. Commissioner Dickinson seconded the motion. Motion carried.**

The meeting adjourned at 7:22 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary