

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Monday, April 7, 2014 at 7:00 p.m. Commissioners Dickinson, Leonard, Heitz, Deardorff, Carlman and Percy were present. Commissioner Grant was absent.

Guests included David Owens, James and Aimee Walters, Steven Cockerum, Ernie Alger, Tom Skinner and Rick Watkins.

Commissioner Carlman made the motion to approve the March 3, 2014 meeting minutes. Commissioner Heitz seconded the motion. Motion carried.

Public Hearings:

At 7:02 p.m., Rick Watkins explained public hearing procedures.

Aimee Walters - Conditional Use Permit for in-home daycare at 1006 Mallard Street: Aimee Walters (1006 Mallard Street) testified she's tried her daycare business downtown for a year and wishes to move it back to her home.

Commissioner Deardorff asked if she would have any signage and Ms. Walters testified she does not advertise and there would be no sign. Commissioner Deardorff asked how many children she would have and Ms. Walters stated six children in addition to her two children. Commissioner Deardorff asked how children are dropped off and picked up. Ms. Walters explained that parents drop off and pick up their children at the door. Commissioner Deardorff asked about fencing and Ms. Walters testified the back yard is fenced.

Rick Watkins read into record a letter received from Phil Langley expressing no objection and a letter from Janet Wilson expressing objection.

David Owens (2007 N Whitley Drive) testified a business should be allowed as long there is no impact on traffic and felt the business did not diminish surrounding property values.

Aimee Walters testified she's had the business at her home before and tries to respect her neighbors and will work with neighbors.

With no further testimony, the public hearing was closed at 7:14 p.m.

Ernie Alger – Conditional Use Permit for retail store at 2007 ½ N Whitley Drive: Ernie Alger (208 NE 12th Street) testified he would like to open a trading post selling secondhand items.

Commissioner Heitz asked what sort of items would be sold and Mr. Alger testified items he has acquired from a local auction. Mr. Alger further testified he would like to set up canopies outside to display items.

Commissioner Deardorff asked the hours of operation and Mr. Alger stated 10 a.m. to 6 p.m. six days a week.

Commissioner Dickinson asked about parking and Mr. Alger stated there was off street parking and he could fit cars inside the gate. Commissioner Carlman questioned the ability to have additional parking inside the gate as there are several cars inside the gate currently. Mr. Alger stated he could move the present cars to one side of the property. Commissioner Heitz asked if there would be handicap parking and Mr. Alger testified he was unaware of the requirement.

Commissioner Dickinson asked if there were bathroom facilities and Mr. Alger testified there were not and David Owens had given permission to use the facilities within his business next door. Rick Watkins read into record a recommendation from Dwayne Holloway to consider a handicap parking space and handicap restroom facilities.

Commissioner Percy asked if there was a plan for site improvements, suggesting a screening between the auto repair business and the proposed store. Mr. Alger testified he could paint the shop and the fence, but hadn't thought about it.

Commissioner Dickinson expressed concern there wasn't enough room for parking within the gates and Mr. Alger testified he was opening a car lot in Ontario and would be moving cars from the repair shop to the car lot.

Commissioner Heitz asked the square footage of the building and Mr. Alger testified approximately 48'x30'.

Commissioner Percy asked if there was outdoor lighting and Mr. Alger testified there were two street lights. Commissioner Percy asked if there was a plan for landscaping and Mr. Alger said he could re-gravel and plant trees.

Commissioner Deardorff asked if Mr. Owens business is handicap accessible and Mr. Alger stated it was.

Rick Watkins stated five on-site parking spaces would be required based on the approximate square footage of the building.

Commissioner Heitz asked if there would be signage and Mr. Alger testified a sign would be placed where an existing sign was for Auto Haus.

With no further testimony, the hearing was closed at 7:25 p.m.

Steven Cockerum - Conditional Use Permit for retail sales and service at 509 NW 16th Street: Steven Cockerum (304 NW 9th Street) testified he wants to move his pawn shop to 509 NW 16th Street. Mr. Cockerum explained the location has more room for parking and the operating hours would remain the same.

Commissioner Deardorff asked if the bathroom facilities were able to accommodate a wheelchair and Mr. Cockerum stated they would.

Commissioner Carlman asked the operating hours and Mr. Cockerum testified 9 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 5 p.m. on Saturday.

Commissioner Deardorff asked if there were outdoor lights on the building. Mr. Cockerum testified there were. Commissioner Deardorff asked about living quarters and Mr. Cockerum stated they have been replaced with an office.

Commissioner Percy asked if there was a plan for site improvements. Mr. Cockerum stated no more than what he has done.

Commissioner Carlman asked about signage and Mr. Cockerum stated he would use the existing signage.

Rick Watkins read into record a recommendation from Dwayne Holloway to consider a handicap parking space and handicap restroom facilities.

With no further testimony, the hearing was closed at 7:30 p.m.

Regular Meeting:

Aimee Walters – Conditional Use Permit for in-home daycare at 1006 Mallard Street: Commissioner Heitz made the motion to approve a conditional use for an in-home daycare at 1006 Mallard Street. Commissioner Carlman seconded the motion. Motion passed.

Ernie Alger – Conditional Use Permit for a retail store at 2007 ½ N. Whitley Drive: Commissioner Carlman stated his concerns regarding handicap accessibility and the difficulty for a wheelchair or someone on crutches to make their way on gravel to Mr. Owens' business.

Commissioner Heitz stated a bathroom was needed and no outside sales.

Commissioner Percy stated there should be screening from the auto repair business. Commissioner Percy further stated the proposed store was not cohesive with the surroundings and needs better traffic access, circulation and parking.

Commissioner Leonard stated she would like to stipulate the cars be moved as it's difficult to get in and out.

Commissioner Dickinson stated bathroom facilities and safety measures need to be taken.

There was discussion regarding potential conditions/requirements.

Commissioner Heitz made the motion to approve a conditional use permit for a retail store at 2007 ½ N. Whitley Drive with the following stipulations: handicap accessible bathroom; handicap parking space; no outside displays; screening between the two businesses extending twenty feet from northwest corner of store; repair vehicles moved to west side of screening; appropriate number of parking spaces required based on square footage of building, one of which can be a handicap space. Commissioner Leonard seconded the motion. Motion carried.

Steven Cockerum – Conditional Use Permit for retail sales and service at 509 NW 16th Street: Commissioner Percy made the motion to approve a conditional use permit for retail sales and service at 509 NW 16th Street with the following stipulation: adhere to landscape requirements in city code 5-8-3D. Commissioner Leonard seconded the motion. Commissioner Percy made the motion to amend her motion to include a handicap parking space. Commissioner Leonard seconded the motion. Motion carried.

Chairman Deardorff adjourned the meeting at 8:09 p.m.

Doug Deardorff, Chairman

ATTEST:

Beth Earles, Secretary