

The regular meeting of the Fruitland Planning and Zoning Commission was held at Fruitland City Hall on Monday, May 4, 2015 at 7:00 p.m. Commissioners Dickinson, Leonard, Heitz, Deardorff, Carlman and Percy were present. Commissioner Grant was absent.

Guests included Donald and Elaine Barker, Dwayne Holloway and Rick Watkins.

**Commissioner Deardorff made the motion to approve the April 6, 2015 meeting minutes. Commissioner Heitz seconded the motion. Motion carried.**

*Public Hearing:*

Rick Watkins explained public hearing procedures and asked the commissioners to declare any conflicts of interest. No conflicts were declared and the first hearing was opened at 7:03 p.m.

**Donald & Elaine Barker – Variance of Side and Rear Yard Setbacks at 517 NW 2<sup>nd</sup> Street:** Donald Barker (517 NW 2<sup>nd</sup> Street) testified he built his home in 1969 and desires to build a storage shed to contain his travel trailer, boat and utv. Mr. Barker requested a variance of the side and rear yard setbacks in order to build the storage shed on the east property line adjacent to the alley and three feet from the north property line. Mr. Barker testified the shed would be attached to the residence and would be no higher than the residence.

Commissioner Deardorff asked how the shed would be accessed and Mr. Barker stated he would access from the alley. Commissioner Deardorff asked if the east side of the shed would be enclosed and Mr. Barker testified there would be windows and sliding glass doors in order to pull in the utv. Commissioner Deardorff asked the size of the shed and Mr. Barker stated 32' x 22'. Commissioner Deardorff asked if the south end would be open and Mr. Barker stated yes.

Dwayne Holloway asked if there were property pins and Mr. Barker explained property pins had been put in the northeast and southeast corners of the property.

Commissioner Carlman asked why the shed could not be built in compliance with the codes. Mr. Barker testified he needs the space and shortening the shed would do him no good.

Dwayne Holloway stated fire suppression regulations require a five foot separation and recommended a firewall in the event the neighbor to the north encroaches within the five foot separation.

Mr. Barker testified he had no problem building a firewall on the north side and the footings would include cinder blocks to keep water out.

With no further testimony presented, the hearing was closed at 7:19 p.m.

*Regular Meeting:*

**Donald & Elaine Barker – Variance of Side and Rear Yard Setbacks at 517 NW 2<sup>nd</sup> Street:** The commissioners expressed they didn't have concerns with the proposal except for

Commissioner Percy who stated no special circumstances exist to warrant a variance. Commissioner Carlman asked for clarification regarding setback requirements. Rick Watkins explained the setbacks for an accessory building is five feet, if attached to the home, the setbacks are eight feet on the side and ten feet on the rear. **Commissioner Deardorff made a motion to send a favorable recommendation to the city council. Commissioner Leonard seconded the motion. Motion carried.**

Chairman Carlman adjourned the meeting at 7:23 p.m.

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Barry Carlman, Chairman

ATTEST:

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Beth Earles, Secretary