

The regular meeting of the Fruitland Planning and Zoning Commission was held at Fruitland City Hall on Monday, November 3, 2014 at 7:00 p.m. Commissioners Dickinson, Leonard, Heitz, Deardorff, Carlman, Grant and Percy were present.

Guests included David and Glenda Lockner, Tim and Lisa Davis, Dwayne Holloway and Rick Watkins.

**Commissioner Dickinson made the motion to approve the October 6, 2014 meeting minutes. Commissioner Grant seconded the motion. Motion carried.**

Public Hearings:

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

**Dave Lockner – Zone Change from Single Family Residential to Light Industrial; Comprehensive Plan Change from Parks and Public Land to Light Industrial; Development Agreement for 731 SW 7<sup>th</sup> Street:** Rick Watkins explained Mr. Lockner had submitted a letter withdrawing his application for a development agreement and zone changes for the residence at 729 SW 7<sup>th</sup> Street.

David Lockner (2141 Locust Way) testified he was requesting a zone change and comprehensive plan change for the property his shop sits on. Mr. Lockner testified the shop has been open since 1960 and if were to burn down, the current Single Family Residential zone designation would not allow the shop to be rebuilt.

Commissioner Carlman asked Mr. Lockner if he plans to operate the garage and Mr. Lockner answered in the affirmative.

No written or public testimony was presented. The hearing was closed at 7:05 p.m.

**Tim Davis – Variance of front yard setback for 125 Beech Street:** Tim Davis testified he purchased the property next to his residence for the use of a yard. Mr. Davis testified the current setback requirement for a six foot fence is twenty five feet. Mr. Davis requested an eighteen foot setback explaining the fence would not inhibit sight.

Commissioner Deardorff asked if the fence would be vinyl and Mr. Davis answered yes.

Commissioner Carlman asked if the fence would match the neighbors and Mr. Davis stated the fence would be a tan and in a different style.

No written testimony or public testimony was presented. The hearing was closed at 7:09 p.m.

Regular Meeting:

**Dave Lockner – Zone Change from Single Family Residential to Light Industrial for 731 SW 7<sup>th</sup> Street: Commissioner Carlman made a motion to send a favorable recommendation to city council for a zone change from Single Family Residential to Light Industrial for 731 SW 7<sup>th</sup> Street. Commissioner Heitz seconded the motion. Motion carried.**

**Dave Lockner – Comprehensive Plan Change from Parks and Public Land to Light Industrial for 731 SW 7<sup>th</sup> Street: Commissioner Grant made the motion to send a favorable recommendation to city council for a comprehensive plan change from Parks and Public Land to Light Industrial for 731 SW 7<sup>th</sup> Street. Commissioner Carlman seconded the motion. Motion carried.**

**Tim Davis – Variance of front yard setback for 125 Beech Street: Commissioner Grant made the motion to send a favorable recommendation to city council for a variance of the front yard setback at 125 Beech Street. Commissioner Heitz seconded the motion. Motion passed.**

Commissioner Deardorff adjourned the meeting at 7:13 p.m.

---

Doug Deardorff, Chairman

ATTEST:

---

Beth Earles, Secretary