

December 7, 2015

A regular Fruitland Planning & Zoning Commission meeting was held at Fruitland City Hall on the above date at 7:00 P.M.

Present: Suzanne Percy, Tracy Leonard, Doug Deardorff, Barry Carlman, Terry Heitz, Helen Dickinson.

Absent: Carrie Grant.

Others Present: Jerry Neisinger.

The meeting was opened by Chairman Carlman and the roll was taken.

Commissioner Deardorff moved to approve the November 2, 2015 minutes. Seconded by Commissioner Percy. Motion carried.

A public hearing was opened at 7:02 P.M. regarding a request by Jerry Neisinger, 202 N. Kansas Avenue for a Conditional Use Permit to construct an accessory storage structure six inches from his east property line. Mr. Neisinger had previously pursued a Variance for the same project. After learning of the CUP option presented to him upon the Zoning Administrator's conference with the City Attorney he decided to withdraw his Variance application. Jerry's testimony regarded the narrative statement he submitted with his application dated 11/10/2015 as follows:

*"Concerning noise, glare, odor, fumes and vibration, there will be none of these present because of this temporary structure. The structure will be 12' high at the corners and 41 feet long. It will be open at each end. The structure will be an off white or cream color. The sides will be covered with metal, six feet from the ground. The structure will be compatible with the property and other structures because of it's rectangle shape in relation to the property. It will also be compatible with other property because of its clean new look that enhances the aesthetics of the neighborhood. Water drainage will fall on my property. This structure will provide afternoon shade for the neighbor's parking area. I am helping my neighbor remove diseased trees on the property line that will expand their parking area while providing better access to the utility easements. The structure will not hinder any parking on 2<sup>nd</sup> street nor will it be used for anything other than a shelter for trailers and personal equipment."*

Mr. Neisinger explained both ends of the structure will be open. It will only be a cover. He may enclose the north end but not in the immediate future. He wants to construct the building in the described location because he wants the extended separation from his home, would need to pour much less concrete, and the fencing would need to be relocated, not looking very good. He will pour an additional six inches of concrete to his existing concrete pad. All of his fence posts are already in concrete. He also understands this Conditional Use Permit would only be for his use as long as he owns the property and would need to be removed if he sold the property.

No further testimony was offered and there was no written testimony. Hearing closed at 7:08 P.M.

Commissioner Percy moved to approve the Conditional Use Permit based on the elements as described in the applicant's narrative. Further, if the Neisingers move from the property the structure must be removed. Seconded by Commissioner Deardorff. Motion carried.

Meeting adjourned at 7:16 P.M.

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Barry Carlman, Chairman

ATTEST:

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Rick S. Watkins, Acting Secretary