

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, June 11, 2024 at 7:00 p.m. Commissioners present were Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Tami DeCroo, Mike Smith, Sharon Blacketter, Gwen Crow, and Tanya Lopez. Guests present were Brandon Tarvin, Paul Radloff, Kindra Radloff, Leland Millsap, and Tim Davis.

Commissioner Smith made a motion to approve the April 9, 2024 meeting minutes. Commissioner DeCroo seconded the motion. Motion carried.

Public Hearing

Zoning Administrator, Danny Little, opened the hearing at 7:05 p.m. and explained public hearing procedures. Mr. Little asked for the commission to declare any conflicts. None were declared.

Sky Investments – Variance of the 50’ Distance Requirement from Centerline of Driveway Curb Cut to the Property Line at Intersection for 102 NE 3rd Street: Tim Davis of Sky Investments (7872 Richey Road) testified to his proposed development of townhomes on the first three lots entering the Replat of Bray Subdivision off N Pennsylvania Avenue. Mr. Davis requested a variance to allow him to develop the first lot at 102 NE 3rd Street with thirty-nine feet (39’) from center line of the driveway curb cut to the property line on N Pennsylvania Avenue. The driveway would be ten feet (10’) wide and backing out of the driveway would be in order to exit the subdivision onto N Pennsylvania Avenue. Mr. Davis explained an existing sewer easement prevents the structure from being placed further east on the property. Mr. Davis testified without a variance he would need to eliminate a garage from the townhome or vacate the lot.

No written testimony or public testimony was received and the hearing was closed at 7:19 p.m.

Recommendation

Sky Investments – Variance of the 50’ Distance Requirement from Centerline of Driveway Curb Cut to the Property Line at Intersection for 102 NE 3rd Street: The commission discussed the intent of the comprehensive plan and city code. Commissioner Smith made a motion to send a favorable recommendation to the city council citing the ten foot (10’) sewer easement, the property as townhome lots, and the driveway width of ten feet (10’). Commissioner Blacketter seconded the motion. Motion carried.

Impact Area Recommendation

Timberline Surveying – Preliminary Plat of Kenlee Properties LLC – A Parcel East of Auto Drive and South of Hwy. 30: Commissioner Heitz made a motion to send a favorable recommendation to city council with development to standards of Fruitland City Code. Commissioner Ashley seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 7:44 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary