

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, September 10, 2024 at 7:00 p.m. Commissioners present were Tanya Lopez, Helen Dickinson, Jim Ashley, Terry Heitz, and Sharon Blacketter. Commissioners Barry Carlman, Mike Smith, Tami DeCroo, and Gwen Crow were absent. Staff present were Danny Little and Beth Earles. Guests included Ryan Baxter.

Commissioner Ashley made the motion to approve the August 13, 2024 meeting minutes. Commissioner Dickinson seconded the motion. Motion carried.

Public Hearing

JKB Properties – Zone Change and Comprehensive Plan Change from General Commercial to Light Industrial for 1227 S. Pennsylvania Avenue (Cont'd from August 13, 2024): Ryan Baxter testified he is currently using the property for overflow parking from his neighboring auto repair business. Mr. Baxter requested a zone change and comprehensive plan change to Light Industrial to bring the use of the property into compliance. Mr. Baxter testified he would like a development agreement to include screening, a timeline up to 90 days for abandoned vehicles, and an alternative to paving the lot. Mr. Baxter testified he received a variance for the adjoining lot and will be requesting a variance to the landscape buffer along Hwy. 95 for conformity.

With no written or public testimony received, the hearing was closed at 7:26 p.m.

Recommendation

JKB Properties – Zone Change and Comprehensive Plan Change from General Commercial to Light Industrial for 1227 S. Pennsylvania Avenue: Commissioner Dickinson made the motion to send a favorable recommendation to the city council for a zone change and comprehensive plan change from General Commercial to Light Industrial for 1227 S. Pennsylvania Avenue contingent upon a favorable development agreement. Commissioner Blacketter seconded the motion. Motion carried.

Adjournment

Commissioner Lopez made the motion to adjourn the meeting at 7:32 p.m. Commissioner Blacketter seconded the motion. Motion carried.

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Terry Heitz, Vice Chairman

ATTEST:

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Beth Earles, Secretary