

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, October 8, 2024 at 7:03 p.m. Commissioners present were Helen Dickinson, Terry Heitz, Barry Carlman, Mike Smith, Tami DeCuro, and Gwen Crow. Commissioners Jim Ashley, Sharon Blacketter, and Tanya Lopez were absent. Staff present were Danny Little and Beth Earles. Guests included Brandon Tarvin and Ryan Baxter.

Commissioner Smith made the motion to approve the September 10, 2024 meeting minutes. Commissioner DeCuro seconded the motion. Motion carried.

Public Hearing

Zoning Administrator, Danny Little, opened the hearing at 7:04 p.m. and explained public hearing procedures. Mr. Little asked the commission to declare any conflicts. Commissioner Smith declared a conflict and will not participate in discussion or deliberation for JKB Properties.

JKB Properties – Development Agreement & Variance of the Sidewalk & Landscape Buffer Requirements to Allow 8’ Wide Attached Sidewalk Along Hwy. 95 with Minimum 12’ Wide Landscaping Adjacent to Sidewalk at 1227 S. Pennsylvania Avenue: Mr. Little explained a variance is not required as the variance granted to 1225 S. Pennsylvania Avenue included 1227 S. Pennsylvania Avenue before it was addressed 1227 S. Pennsylvania Avenue. Ryan Baxter testified he agreed with the draft development agreement with clarification he would like to install a 6’ tall white vinyl fence to enclose two parking stalls to screen the used tires.

With no written or public testimony received, the hearing was closed at 7:12 p.m.

Recommendation

JKB Properties – Development Agreement for 1227 S. Pennsylvania Avenue: Commissioner Dickinson made the motion to send a favorable recommendation to the city council for a development agreement providing for (1) Six foot (6’) white vinyl fence to enclose two parking stalls to screen used tires; (2) Lot surface of crushed reclaimed asphalt until such time a structure is permitted; (3) Remove abandoned vehicles within ninety (90) days; (4) Complete lot surface, sidewalk, and landscaping improvements according to city code standards by May 1, 2026. Commissioner DeCuro seconded the motion. Motion carried.

Impact Area Recommendations

Jana M. Lilyerd – Conditional Use Permit to Allow an Air Bed & Breakfast at 2255 Hwy. 30: Commissioner Smith made a motion to send a favorable recommendation to the city council for an Air Bed & Breakfast at 2255 Hwy. 30. Commissioner Dickinson seconded the motion. Motion carried.

Transfer of Development Right From: a Parcel Southwest of 2680 SW 2nd Avenue, To: a Parcel West of 8687 Washoe Road: Commissioner DeCuro made a motion to send an unfavorable recommendation to the city council for a transfer of development right as presented due to the original parcel has exceeded the number of times allowed to be split. Commissioner Dickinson seconded the motion. Motion carried.

Adjournment

Chairman Carlman adjourned the meeting at 7:35 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary