Naples Planning and Land Use
Public Meeting
March 21, 2024

Commission Present: Chris Clark, Scott Adams, Jessy McKee, Kevin Hiatt, Scott Major, Brock Arnold

Commission Absent:

Others Present: Gwen Harrison**,** Mayor Dean Baker, Brad Walker, David Beede, Jamie Beede, Ryan Wolfinjer, Greg Walker, Mary Walker, Cable Murray, Casey Crowther.

Opening Ceremonies

Verification of full Quorum Chris Clark verified a full quorum. All full Commissioners will be voting in the meeting. Brock Arnold, as the alternate, will not be voting.

Approval of Agenda Kevin Hiatt motions to approve the agenda. Scott Major seconds the motion.
All in favor:

Chris Clark	**Aye**
Jessy McKee	**Aye**
Kevin Hiatt	**Aye**
Scott Adams	**Aye**
Scott Major	**Aye**

Motion carried with all voting Aye. None opposed.

Disclosures **None**

Approval of Minutes Scott Adams motions to approve the February 18, 2024 minutes. Scott Major seconds the motion.
All in favor:

Chris Clark	**Aye**
Jessy McKee	**Aye**
Kevin Hiatt	**Aye**
Scott Adams	**Aye**
Scott Major	**Aye**

Motion carried with all voting Aye. None opposed.

PLANNING/DISCUSSION
R-3 Zone
Ordinance Changes Gwen Harrison presented the overall proposed ordinance. The ordinance has been reviewed by the City Attorney.

Scott Adams motions to open the public hearing. Kevin Hiatt seconds the motion.
All in favor:

Chris Clark	**Aye**
Jessy McKee	**Aye**
Kevin Hiatt	**Aye**
Scott Adams	**Aye**
Scott Major	**Aye**

Motion carried with all voting Aye. None opposed.

No public comment.

Scott Major motions to closed the public hearing. Kevin Hiatt seconds the motion.
All in favor:

Chris Clark	**Aye**
Jessy McKee	**Aye**
Kevin Hiatt	**Aye**

Approved

Scott Adams	**Aye**
Scott Major	**Aye**

Motion carried with all voting Aye. None opposed.

Chris Clark stated the difference between the length of the driveway and setbacks should be the same to prevent confusion. He suggests the setback be changed to 30 feet to match the driveway requirements.

Kevin Hiatt motions the setback be changed to 30 feet and recommend to City Council. Scott Major seconds the motion.

All in favor:

Chris Clark	**Aye**
Jessy McKee	**Aye**
Kevin Hiatt	**Aye**
Scott Adams	**Aye**
Scott Major	**Aye**

Motion carried with all voting Aye. None opposed.

The Farm Subdivision
2014 Phase 5 Final Plan

Gwen Harrison presented the final plans for the 2014 Phase 5 of The Farm Subdivision. The plan has been reviewed by staff and an engineering consultant, with no perceived issues.

Walker Hollow Subdivision
Concept Plan Approval

Brad Walker and Cable Murray

Downtown Commercial
Proposed Ordinance Changes

Gwen Harrison

ITEMS FOR FUTURE DISCUSSION

-Highway 40 Rezone

ADJOURN

Scott Major motions to adjourn, Kevin Hiatt seconds the motion.

All in favor:

Chris Clark	**Aye**
Jessy McKee	**Aye**
Kevin Hiatt	**Aye**
Scott Adams	**Aye**
Scott Major	**Aye**

Motion carried with majority voting Aye. Jessy McKee opposed.

The next Planning and Zoning meeting will tentatively be held April 18, 2024 in the Naples City Council Chambers @ 7:30 P.M.

Approved