

Naples Planning and Land Use
Public Meeting
August 15, 2024

Commission Present: Chris Clark, Jessy McKee, Kevin Hiatt, Brock Arnold, Ryan Wolfinjier

Commission Absent: Scott Major

Others Present: Gwen Harrison, Mike Davis, Ken Reynolds, Cable Murray, Casey Crowther, Guy Collett

Opening Ceremonies

Verification of full Quorum Chris Clark verified a full quorum. All full Commissioners will be voting in the meeting.

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

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Brock Arnold	Aye
Ryan Wolfinjier	Aye

Motion carried with all voting Aye. None opposed.

Disclosures **None**

Approval of Minutes Brock Arnold motions to approve the June 20, 2024 minutes. Jessy McKee seconds the motion.
All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Brock Arnold	Aye
Ryan Wolfinjier	Aye

Motion carried with all voting Aye. None opposed.

PLANNING/DISCUSSION

Election of Planning & Zoning Commission Vice-Chair Gwen Harrison presented to the Planning Commission that that with the resignation of Scott Adams, there would need to be a new Vice-Chairman elected to the Planning Commission to fill his seat for the rest of the year. The Planning Commission voted in Brock Arnold as the Vice-Chairman.

Introduction of new Planning & Zoning Commission Alternate Gwen Harrison presented to the Planning Commission Ryan Wolfinjier, who will now be the Planning Commission Alternate.

Walker Hollow Final Plan Approval Gwen Harrison presented to the Planning Commission the final plan for Walker Hollow, stating it has been reviewed and there are a couple items that will need to be addressed. Casey Crowther and Cable Murray addressed the Planning Commission with any concerns. Mr. Crowther asked for clarification on the 125-year storm retention. Chris Clark stated a note needs added to the plans indicating that is what is required. Cable Murray stated the creek crossing is a previous approval from Ashley Valley Water and Sewer. They have obtained compaction reports. Gwen Harrison stated the easement for the sewer line needs to be shown as existing on the plat. Chris Clark questioned if there was an issue with the subdivision plat showing the remainder as a parcel. Cable Murray stated there is no problem showing that. Gwen Harrison stated the plat showing the Silver Wings Subdivision Amendment will not be approved where there are four flag lots. Chris Clark questioned if the Silver Wings Subdivision was submitted to show the remaining parcel. Mr. Crowther stated yes. Chris Clark stated as far as we are concerned with the Walker Hollow Subdivision, we keep that separate. Chris Clark stated the

ordinance has a portion that has to be on the plat, exactly as it needs to be stated, which need to be added to the stormwater retention on the subdivision plat and the stormwater retention pond easement needs tied to a corner, as well. Chris Clark stated he believes we are at the point we could issue approval contingent on these final items and any administrative comments are addressed.

Brock Arnold motions to approve the Walker Hollow Subdivision Final Plat pending the comments addressed at the meeting and administrative approval and comments. Jessie McKee seconds the motion.

All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Brock Arnold	Aye
Ryan Wolfinger	Aye

Motion carried with all voting Aye. None opposed.

Project Dino Industrial Site Preliminary & Final Plan Approval

Gwen Harrison presented to the Planning Commission the preliminary and final plan for the Project Dino Industrial Site. They have been reviewed with no comments, as far as administration is concerned. Ryan Wolfinger stated the tap across the road should be C-900 and the meter should be switched to a commercial meter. Chris Clark stated the sewer line easement was previously a prescriptive easement, that said it couldn't be found. He recommends that an easement agreement be put in place and indicate the easement on the plat of where the line will be.

Brock Arnold motions to approve the Preliminary and Final Plans Project Dino Industrial Site pending clarification on easements from Ashley Valley Water and Sewer. Jessie McKee seconds the motion.

All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Brock Arnold	Aye
Ryan Wolfinger	Aye

Motion carried with all voting Aye. None opposed.

Downtown Commercial Proposed Ordinance Changes

Gwen Harrison presented to the Planning Commission the proposed changes to the Downtown Commercial. Miss Harrison stated she made changes to the amount of required materials, in order to allow metal siding types, indicating that front façade should have no more than 50% of one type of material. She suggested the removal of Masard as an approved type of siding. The Planning Commission agreed. Miss Harrison posed the question of if the Planning Commission wanted to include RV Parks or Travel Trailer Courts in the Downtown Commercial zone or not, it is allowed in the Commercial zone. No decision has been made in previous meetings. Brock Arnold stated he believes that this does not seem to fit within the Downtown Commercial. Jessie McKee stated he does not feel it would be ideal. Guy Collett stated he would like to clarify that it would be an RV Resort, not an RV Park. Mr. Collett stated the buyer will not buy the property if it is not a permitted use. Chris Clark stated at the previous meeting, it was understood that the owners of the property want to develop the property. Mr. Collett stated the owners of the land are not willing to get the property rezoned. Kevin Hiatt stated his concern is that people will stay at the campground longer than 30 days. Jessie McKee stated he doesn't believe he could get on board with it in the Downtown Commercial personally, because it does about his property. Guy Collett stated it has been zoned Downtown for sometime and downtown would be busier than this. Jessie McKee questioned how people attending an RV resort would react to cows in the fall making noise. Brock Arnold stated he does not believe and RV resort is not a downtown venue, it is not a bad concept, but not within the Downtown Commercial. Kevin

Hiatt stated he is open to the tourism and growth, but if it was rezoned that would be one thing, but it is not a fit within Downtown Commercial. Kevin Hiatt, Jessy McKee, Brock Arnold, Ryan Wolfinjer and Chris Clark all stated they are fine with it being allowed in Commercial but not the Downtown Commercial. Guy Collett questioned if it would be possible to rezone. Brock Arnold stated application can be made for a potential rezone.

**Subdivision Ordinance
Legislative Ordinance Changes**

Gwen Harrison presented to the Planning Commission with the proposed legislative changes as completed by The Hansen Group. Gwen Harrison questioned the Planning Commission about defining a Design Review Committee, it is suggested that there be the Land Use Ordinance Administrator, Land Use Clerk, Building Official, a member of the Planning Commission, and any contractors hired by The City to review plans. Chris Clark questioned who is giving approval for the subdivision. Gwen Harrison stated the Land Use Administrator.

**Short Term Rentals Ordinance
Proposed Ordinance**

Gwen Harrison presented to the Planning Commission the proposed ordinance for Short Term Rentals in Naples. Miss Harrison stated there is currently no ordinance regarding short term rentals, which makes enforcement difficult. The ordinance does address that a manager or contact person be within the city, that can be contacted if there is an issue. Trash and excessive noise are addressed with the ordinance. Jessy McKee questioned if a business license is required if a room is rented. Miss Harrison stated yes, if the intent is to be a short term rental. Brock Arnold questioned if parking is addressed. Chris Clark suggested parking be based off the size of the home or number of bedrooms available to be rented. Kevin Hiatt questioned if maximum occupancy should be addressed by the Building Official or if the owner should be able to decide. The Planning Commission recommends that this be brought back for a public hearing next month.

ITEMS FOR FUTURE DISCUSSION

-Highway 40 Rezone

ADJOURN

Kevin Hiatt motions to adjourn, Brock Arnold seconds the motion.

All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Brock Arnold	Aye
Ryan Wolfinjer	Aye

Motion carried with all voting Aye. None opposed.

The next Planning and Zoning meeting will tentatively be held September 19, 2024 in the Naples City Council Chambers @ 7:30 P.M.