

Naples Planning and Land Use
Public Meeting
November 21, 2024

Commission Present: Chris Clark, Kevin Hiatt, Brock Arnold

Commission Absent: Jessy McKee, Scott Major, Ryan Wolfinjier

Others Present: Mike Davis, Gwen Harrison, Ken Reynolds

Opening Ceremonies

Verification of full Quorum Chris Clark verified a full quorum. All 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
Kevin Hiatt	Aye
Brock Arnold	Aye

Motion carried with all voting Aye. None opposed.

Disclosures **None**

Approval of Minutes Kevin Hiatt motions to table the approval of the September 19, 2024 and October 17, 2024.
Brock Arnold seconds the motion.
All in favor:

Chris Clark	Aye
Kevin Hiatt	Aye
Brock Arnold	Aye

Motion carried with all voting Aye. None opposed.

Public Hearing
Downtown Commercial Ordinance
Proposed Ordinance Changes

Gwen Harrison presented to the Planning Commission the proposed changes to the Downtown Commercial ordinance which includes the removal of the Form Based Code, the addition of contractor space as a permitted use, and a general clean up and simplification of the ordinance. A section was added for soil controls and storm water retention. Clarification was given for metal buildings with the requirement of façade requirements.

Brock Arnold motions to open the public hearing for the Downtown Commercial ordinance changes. Kevin Hiatt seconds the motion.
All in favor:

Chris Clark	Aye
Kevin Hiatt	Aye
Brock Arnold	Aye

Motion carried with all voting Aye. None opposed.

No public comment

Kevin Hiatt motions to the close the public hearing. Brock Arnold seconds the motion.
All in favor:

Chris Clark	Aye
Kevin Hiatt	Aye
Brock Arnold	Aye

Motion carried with all voting Aye. None opposed.

Brock Arnold motions to approve the ordinance changes and make recommendation to City Council that they approve the ordinance. Kevin Hatt seconds the motion.

All in favor:

Chris Clark	Aye
Kevin Hiatt	Aye
Brock Arnold	Aye

Motion carried with all voting Aye. None opposed.

Subdivision Ordinance Proposed Ordinance Changes

Gwen Harrison presented to the Planning Commission the proposed changes to the Subdivision ordinance which include legislative changes. Naples City received a grant to hire the Hansen Group to help with the changes. Road width changes, a section regarding stormwater management, and marking of irrigation agreed upon right-of-way widths. A section regarding a remainder parcel stating a record of survey or survey plat be submitted to ensure the parcel is a legal parcel.

Kevin Hiatt motions to open the public hearing for the Subdivision ordinance changes. Brock Arnold seconds the motion.

All in favor:

Chris Clark	Aye
Kevin Hiatt	Aye
Brock Arnold	Aye

Motion carried with all voting Aye. None opposed.

No public comment

Brock Arnold motions to the close the public hearing. Kevin Hiatt seconds the motion.

All in favor:

Chris Clark	Aye
Kevin Hiatt	Aye
Brock Arnold	Aye

Motion carried with all voting Aye. None opposed.

Brock Arnold motions to approve the ordinance changes and make recommendation to City Council that they approve the ordinance. Kevin Hatt seconds the motion.

All in favor:

Chris Clark	Aye
Kevin Hiatt	Aye
Brock Arnold	Aye

Motion carried with all voting Aye. None opposed.

PLANNING/DISCUSSION Short Term Rentals Proposed Ordinance

Gwen Harrison presented the proposed changes to the Short-Term Rentals ordinance to the Planning Commission, specifically parking requirements clarification and clarification of the penalty and appeal section.

Kevin Hiatt motions to approve the ordinance as stated and recommend to City Council. Brock Arnold seconds the motion.

All in favor:

Chris Clark	Aye
Kevin Hiatt	Aye
Brock Arnold	Aye

Motion carried with all voting Aye. None opposed.

ITEMS FOR FUTURE DISCUSSION

**Highway 40 Rezone
Non-Conforming Uses**

ADJOURN

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

All in favor:

**Chris Clark
Kevin Hiatt
Brock Arnold**

**Aye
Aye
Aye**

Motion carried with all voting Aye. None opposed.

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