

**Naples Planning and Land Use**  
**Public Meeting**  
**February 20, 2025**

**Commission Present:** Chris Clark, Brock Arnold, Jessy McKee, Ryan Wolfinjer, Scott Major

**Commission Absent:** Kevin Hiatt

**Others Present:** Mike Davis, Gwen Harrison, Mayor Dean Baker, Ken Reynolds, Nolan Peek

**Opening Ceremonies**

**Verification of full Quorum** Chris Clark verified a full quorum. Ryan Wolfinjer will not be voting until Scott Major arrives.

**Approval of Agenda** Brock Arnold motions to approve the agenda. Ryan Wolfinjer seconds the motion.  
All in favor:

|                     |            |
|---------------------|------------|
| <b>Chris Clark</b>  | <b>Aye</b> |
| <b>Brock Arnold</b> | <b>Aye</b> |
| <b>Jessy McKee</b>  | <b>Aye</b> |

Motion carried with all voting Aye. None opposed.

**Disclosures** **None**

**Approval of Minutes** Brock Arnold motions to table the approval of the minutes for January 16, 2025. Jessy McKee seconds the motion.  
All in favor:

|                     |            |
|---------------------|------------|
| <b>Chris Clark</b>  | <b>Aye</b> |
| <b>Brock Arnold</b> | <b>Aye</b> |
| <b>Jessy McKee</b>  | <b>Aye</b> |

Motion carried with all voting Aye. None opposed.

**Planning/Discussion**  
**Non-Conforming Use**  
**Storage Facility- Driveways &**  
**Parking Areas**

Nolan Peek presented to the Planning Commission his proposed plan of using recycled asphalt for all hard surfaces. Mike Davis questioned if there is any additive to the Rotomill. Mr. Davis stated that when the City uses Rotomill, it is combined with chip seal to create a bonding. Mr. Peek stated he would confirm. Ryan Wolfinjer stated with his experience, there is that if there is a sealant, it makes it more durable. His concern is people are pulling trailers in and will be turning on the surface. Mr. Peek stated the code states asphalt or concrete, and Rotomill is asphalt. Chris Clark stated because this is a non-conforming use, it would give the ability to dictate conditions to mitigate the non-conforming use. He stated his feeling is that in a commercial zone, we are require all business to do a hard surface for any areas that are not covered by a business or landscaped, a permanent hard surface to prevent weeds or potential to turn into a mess to enforce later. Chris Clark stated if the recycled asphalt pavement and create a pavement structure out of it, to provide a long-term solution, closer to a pavement surface, he has no problems with it. But gravel would not meet the intent of the ordinance in the commercial zone. Nolan Peek stated this would not be gravel, it would be a hard surface with a binder to create a hard asphalt surface.

Brock Arnold motions to approve the recycled asphalt with the condition that a binder be included to create a solid surface, verified sealed, hard surface. Jessy McKee seconds the motion.

All in favor:

|                     |            |
|---------------------|------------|
| <b>Chris Clark</b>  | <b>Aye</b> |
| <b>Brock Arnold</b> | <b>Aye</b> |
| <b>Jessy McKee</b>  | <b>Aye</b> |
| <b>Brock Arnold</b> | <b>Aye</b> |

Motion carried with all voting Aye. None opposed.

Scott Major arrives to the meeting. Scott Major and Ryan Wolfinjir will be voting now.

### **Industrial Zone Setback**

Gwen Harrison presented to the Planning Commission a change needed to the Industrial Zone setback requirements. Chris Clark noticed an issue with the setbacks, stating that the parking lots being included in the setbacks requirements to be the same as the building. Typically parking lots are not included in the setbacks. Gwen Harrison states removing the verbiage, "and parking lots" from the setback requirements in the Industrial Zone.

Scott Major motions to approve the proposed change and bring back for a public hearing. Brock Arnold seconds the motion.

All in favor:

|                       |            |
|-----------------------|------------|
| <b>Chris Clark</b>    | <b>Aye</b> |
| <b>Brock Arnold</b>   | <b>Aye</b> |
| <b>Jessy McKee</b>    | <b>Aye</b> |
| <b>Scott Major</b>    | <b>Aye</b> |
| <b>Ryan Wolfinjir</b> | <b>Aye</b> |

Motion carried with all voting Aye. None opposed.

### **Non-Conforming Use Discussion**

Mike Davis wanted to clarify with the Planning Commission if they would like to keep the non-conforming use ordinance as is or change it, as surrounding areas have a strict non-conforming uses stating things stay exactly as-is and no expansion. Chris Clark stated his biggest hesitation is that if we push the Highway 40 Corridor to commercial uses, how do we maintain their business and ability to sell their building to continue use as an industrial use. If we take a hard line, we could create a ghost town of business. Brock Arnold stated he wants commercial but does not want to restrict those who are already there, that by taking a hard line, we will have properties that are further undevelopable that someone may have to tear down. Brock Arnold is in favor of keeping the non-conforming use section, as properties will have to come before the Planning Commission for approval and conditions with accommodations of what is existing in consideration. Jessy McKee stated he would like to protect those business that are existing but getting Naples on the map. Brock Arnold stated he would like to leave the non-conforming use as-is.

### **Highway 40 Rezone Discussion**

Mike Davis presented to the Planning Commission all the properties along Highway 40 that could potentially be rezoned to be commercial. Scott Major stated he is at the part where he would like a public hearing to listen to concerns. Chris Clark stated he has no issues, as long as we have a vetting process for continuation of use. Jessy McKee stated he would like to see it commercial. Ryan Wolfinjir stated he likes the change, especially keeping non-conforming use.

Jessy McKee motion to hold a public hearing. Scott Major seconds the motion.

All in favor:

|                       |            |
|-----------------------|------------|
| <b>Chris Clark</b>    | <b>Aye</b> |
| <b>Brock Arnold</b>   | <b>Aye</b> |
| <b>Jessy McKee</b>    | <b>Aye</b> |
| <b>Scott Major</b>    | <b>Aye</b> |
| <b>Ryan Wolfinjir</b> | <b>Aye</b> |

Motion carried with all voting Aye. None opposed.

### **Upcoming Training**

The Planning Commission is informed of an upcoming joint planning commission training in March.

### **ITEMS FOR FUTURE DISCUSSION**

### **ADJOURN**

Scott Major motions to adjourn, Brock Arnold seconds the motion.

All in favor:

|                       |            |
|-----------------------|------------|
| <b>Chris Clark</b>    | <b>Aye</b> |
| <b>Brock Arnold</b>   | <b>Aye</b> |
| <b>Scott Major</b>    | <b>Aye</b> |
| <b>Ryan Wolfinger</b> | <b>Aye</b> |

All opposed:

|                    |            |
|--------------------|------------|
| <b>Jessy McKee</b> | <b>Nay</b> |
|--------------------|------------|

Motion carried with majority voting Aye. Jessy McKee opposed.

**The next Planning and Zoning meeting will tentatively be held March 20, 2025 in the Naples City Council Chambers @ 7:30 P.M.**

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