

Naples Planning and Land Use
Public Meeting
February 19, 2026

Commission Present: Chris Clark, Kevin Hiatt, Ryan Wolfinjier, Guy Collett, Masen Holmes

Commission Absent: Jessy McKee

Others Present: Mike Davis, Gwen Harrison, Ken Reynolds

Opening Ceremonies

Verification of full Quorum Chris Clark verified a full quorum. Masen Holmes will not be voting until Guy Collett arrives.

Approval of Agenda Gwen Harrison stated a date change needs made to the agenda to reflect February 19, 2026. Kevin Hiatt motions to approve the agenda with the recommended change. Ryan Wolfinjier seconds the motion.
All in favor:

Chris Clark	Aye
Kevin Hiatt	Aye
Ryan Wolfinjier	Aye

Motion carried with all voting Aye. None opposed.

Disclosures **None**

Approval of Minutes Kevin Hiatt motions to approve the minutes of August 21, 2025. Ryan Wolfinjier seconds the motion.
All in favor:

Chris Clark	Aye
Kevin Hiatt	Aye
Ryan Wolfinjier	Aye

Motion carried with all voting Aye. None opposed.

Planning/Discussion

Introduction of New Planning
Commission Members

Gwen Harrison presented the proposed changes to the Subdivision Ordinance on boundary Kevin Hiatt motions to approve the proposed changes to the subdivision ordinance and bring it back for a public hearing. Ryan Wolfinjier seconds the motion.
All in favor:

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

Motion carried with all voting Aye. None opposed.

Potential Grant Discussion

Mike Davis explained to the Planning Commission the Redevelopment Agencies within the city boundaries. He explained that there are two different areas. Mike Davis stated he is looking for areas to help businesses within the city. If we were to help businesses within the zone, there is potentially money available. If it was to be expanded to all businesses, the City would need to contribute money. Kevin Hiatt questioned if the suggestion is to expand the Redevelopment Agency zones to where we can use grant money incentivize businesses to build? Chris Clark questioned if we are looking for ways to spend the money within the zone? Mike Davis stated yes, and if we wanted to expand, we would need to see if the City would be willing to put up money to match, buy parcels, or clean them up. Brock Arnold questioned if the money could be divided by parcel size and ask the property owners to bring it up to code? Mike Davis asked for ideas of what could be improved. Chris Clark suggested building façade, parking lot, and landscaping. Kevin Hiatt questioned if the money can be used by the city. Mike Davis stated yes, the city could use it to improve sidewalks, add flower pots, and so on. Kevin Hiatt stated

he would rather incentivize businesses that are currently existing to elevate, and encourage businesses to apply for the money. Mike Davis questioned what type of grant they would like to see? Kevin Hiatt suggested doing matching grants, to make sure businesses have skin the game. Brock Arnold directed staff to bring back two or three options to choose from.

ITEMS FOR FUTURE DISCUSSION

Commercial Zone

ADJOURN

Kevin Hiatt motions to adjourn, Chris Clark seconds the motion.

All in favor:

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

Motion carried with all voting Aye. None opposed.

The next Planning and Zoning meeting will tentatively be held March 19, 2026 in the Naples City Council Chambers @ 7:30 P.M.