

Naples Planning and Land Use
Public Meeting
May 21, 2026

Commission Present: Kevin Hiatt, Chris Clark, Jessy McKee, Masen Holmes

Commission Absent: Ryan Wolfinjer

Others Present: Mike Davis, Gwen Harrison, Ken Reynolds

Opening Ceremonies

Verification of full Quorum Kevin Hiatt verified a full quorum. Masen Holmes will not be voting.

Approval of Agenda Chris Clark mentions that the title of Chairman needs moved from Chris Clark to Kevin Hiatt. Chris Clark motions to approve the agenda with the recommended change. Jessy McKee seconds the motion.
All in favor:

Chris Clark	Aye
Kevin Hiatt	Aye
Jessy McKee	Aye

Motion carried with all voting Aye. None opposed.

Disclosures Mike Davis informed the Planning Commission know that Guy Collett has resigned from the Planning Commission.

Approval of Minutes Jessy McKee motions to approve the minutes of February 19, 2026. Chris Clark seconds the motion.
All in favor:

Chris Clark	Aye
Kevin Hiatt	Aye
Jessy McKee	Aye

Motion carried with all voting Aye. None opposed.

Planning/Discussion
Amend Ordinance 17.125
Commercial Zone C

Gwen Harrison presented the proposed changes to the Commercial Zone including new changes regarding legislative changes regarding new and unlisted businesses. The Planning Commission discussed allowing metal as an allowable siding for buildings within the Commercial Zone. Miss Harrison asked if having a specific percentage allowed, the consensus of the Planning Commission is to allow fifty percent of any one siding material. Kevin Hiatt stated there are a couple items listed as permitted and conditional uses, one needs to be listed. Masen Holmes stated there is section that needs added regarding a sight obscuring fence for storage of equipment.

Chris Clark motions to approve the proposed changes to the Commercial ordinance and bring it back for a public hearing. Masen Holmes seconds the motion.
All in favor:

Chris Clark	Aye
Kevin Hiatt	Aye
Jessy McKee	Aye

Motion carried with all voting Aye. None opposed.

Amend Ordinance 17.20 Planning
Commission Bylaws

Gwen Harrison presented the proposed changes to the Planning Commission Bylaws including legislative changes including members being removed for cause and training.

Chris Clark motions to approve the proposed changes to the Planning Commission Bylaws and bring it back for a public hearing. Masen Holmes seconds the motion.
All in favor:

Chris Clark	Aye
Kevin Hiatt	Aye
Jessy McKee	Aye

Motion carried with all voting Aye. None opposed.

Proposed Ordinance Accessory Dwelling Units

Gwen Harrison presented the proposed ordinance Accessory Dwelling Units. The purpose of this would be to allow one accessory dwelling unit to be built on an individual parcel- not both an internal accessory dwelling unit and detached accessory dwelling unit. There are zones which currently allow an accessory dwelling units, this would be to allow them in all residential zones. Miss Harrison questioned the Planning Commission if they have a preference on the size of the lot that would allow an accessory dwelling unit. Chris Clark stated that a minimum lot of a quarter acre, so it aligns with our current ordinances and would allow for parking requirements. Gwen Harrison questioned the size limitations of the detached accessory dwelling units if 2 bedrooms is enough. Kevin Hiatt stated he would like to see the limit at 3 bedrooms and 1400 square feet maximum and minimum size of 750 square feet.

Chris Clark motions to approve the proposed changes to the Accessory Dwelling Unit ordinance and bring it back for a public hearing. Masen Holmes seconds the motion.
All in favor:

Chris Clark	Aye
Kevin Hiatt	Aye
Jessy McKee	Aye

Motion carried with all voting Aye. None opposed.

ITEMS FOR FUTURE DISCUSSION

ADJOURN

Chris Clark motions to adjourn, Masen Holmes seconds the motion.

All in favor:

Chris Clark	Aye
Kevin Hiatt	Aye
Jessy McKee	Aye

Motion carried with all voting Aye. None opposed.

The next Planning and Zoning meeting will tentatively be held July 16, 2026 in the Naples City Council Chambers @ 7:30 P.M.