

Naples Planning and Land Use
Public Meeting
May 19, 2022

Commission Present: Chris Clark, Andrew Bentley, Jacob Harrison, Jessy McKee, Scott Major

Commission Absent: Scott Adams

Others Present: Gwen Harrison

Opening Ceremonies

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

Approval of Agenda Andrew Bentley motions to approve the agenda for the May 19, 2022. Scott Major seconds the motion.

All in favor:

Chris Clark	Aye
Andrew Bentley	Aye
Jacob Harrison	Aye
Jessy McKee	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

Disclosures **None**

Approval of Minutes Andrew Bentley motions to approve the April 21, 2022 minutes. Scott Major seconds the motion.

All in favor:

Chris Clark	Aye
Andrew Bentley	Aye
Jacob Harrison	Aye
Jessy McKee	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

PLANNING/DISCUSSION

Ray Nash

The Farm Subdivision Extension Request

Gwen Harrison presented the request for the extension on The Farm Subdivision as requested by Ray Nash. Andrew Bentley questioned if finishing this section means if there are houses built. Gwen Harrison stated no, the final plat of the next phase has to be accepted by Planning & Zoning and City Council. Andrew Bentley questioned if this extension is not approved and Mr. Nash has to reapply then any new code would apply whereas the approved code at the time of preliminary approval for the entire subdivision, is applicable, so long as there are no changes. Chris Clark stated Mr. Nash is doing his due diligence by following what has been required in the past. Pushing a developer to move forward with a project where they are not financially ready or don't feel like the market is ready for it, Mr. Clark doesn't feel like the government should be telling a developer they have to do this, even if they don't see it economically for them. We should be looking at it have they done anything? Are they moving forward? They've submitted an application for an extension, they have finished phases in the last two years, and improvements have been installed. The developer is not stagnant. Mr. Clark states for the sake of encouraging development to move forward, they approve the extension. Andrew Bentley stated he doesn't want to put anyone in a bind, but we are not forcing them into this scenario.

Scott Major motions to approve the extension request for The Farm Subdivision dated April 15, 2022. Chris Clark seconds the motion.

All in favor:

Chris Clark	Aye
Andrew Bentley	Aye
Jacob Harrison	Aye
Jessy McKee	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

Industrial Zone 02-26

Gwen Harrison presented proposed changes to the Industrial Zone ordinance. Chris Clark stated there are issues with the landscaping portion of the ordinance. There needs to be a landscape section with listed approved trees, so many trees per feet of frontage, and be specific. Flowering trees that beautify the area versus junipers. Listing trees that are approved with a picture of the tree, with how many per feet of frontage. Jessy McKee questioned if it would be better to list the trees not wanted because if someone has a beautiful tree never heard of, how would approval work? Chris Clark stated a statement could be added for approval per Planning Commission approval. Gwen Harrison stated the Highway 40 Corridor need defining. Scott Major stated it was discussed that businesses facing Highway 40 would be in the corridor. Jessy McKee stated parking lots attached to Highway 40. There was talk previously of why you wouldn't want to include as many buildings as possible along that route because of requirements that may not make sense. Scott Major stated it would be nice to drive through town and have a nicer area. Andrew Bentley questioned if requirements would be relaxed outside of the Highway 40 Corridor? Jessy McKee stated you could add new required landscaping. Chris Clark stated an overlay for the corridor would work. Andrew Bentley stated 2500 south is a big thoroughfare and needs to consider how the city wants it to look. Right now there are a lot of industrial buildings that have parking lot and some gravel areas along the highway. It would change it so much if there was a frontage of street trees and shrubs, regardless of what is behind it, along with the façade and be less restrictive of what is outside that overlay. Chris Clark stated direction is to bring back discussion on what Highway 40 corridor and landscaping. Andrew Bentley stated the goal is to streamline the process and make it clear. Jessy McKee stated make it simple, beautiful, and affordable.

ITEMS FOR FUTURE DISCUSSION

Highway 40 Corridor overlay.
Permanent structures over easements.
Clarification of concept, preliminary and final subdivision approval section and what extensions are requested at what point.

Commissioner Clark asks for a motion to adjourn.

ADJOURN

Jacob Harrison motions to adjourn, Scott Major seconds the motion.

All in favor:

Chris Clark	Aye
Andrew Bentley	Aye
Jacob Harrison	Aye
Jessy McKee	Nay
Scott Major	Aye

Motion carried with majority voting Aye. Jessy McKee opposed.

The next Planning and Zoning meeting will tentatively be held June 16, 2022, in the Naples City Council Chambers @ 7:30 P.M.