

Naples Planning and Land Use
Public Meeting
June 16, 2022

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

Commission Absent: Andrew Bentley

Others Present: Gwen Harrison, Mike Davis, Dean Baker, Ken Reynolds, Stephanie Adams, Willis Lefevre

Opening Ceremonies

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

Approval of Agenda Jacob Harrison motions to approve the agenda for the June 16, 2022 meeting. Scott Major seconds the motion.

All in favor:

Chris Clark	Aye
Jacob Harrison	Aye
Jessy McKee	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

Disclosures **None**

Approval of Minutes Jacob Harrison motions to approve the May 19, 2022 minutes. Scott Major seconds the motion.

All in favor:

Chris Clark	Aye
Jacob Harrison	Aye
Jessy McKee	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

PLANNING/DISCUSSION

Industrial Zone
02-26

Gwen Harrison presented proposed changes to the Industrial Zone ordinance of the Highway 40 Corridor Overlay. Staff recommended the Highway 40 Corridor be defined as any land located within 300' of highway 40 should be considered in the highway 40 corridor or any business facing highway 40 or any property with frontage on highway 40. Scott Adams questioned if this should be measured from the centerline of road or edge of right of way. Staff suggested it be measured from the centerline of road, as edge of property lines are not consistent along highway 40. Scott Major stated using the centerline as a guide, it would put the Microtel out of the 300' feet. Gwen Harrison stated it would be included because there is access included as frontage. A business type park, if including the access, it could include businesses within the park. Scott Major stated it could be a concern if there was one access point, which winds back, stores would have to meet the requirements. Jacob Harrison stated if there was a commercial park, if the stores would want to meet the requirements anyway, so including access verbiage wouldn't hinder anything, it would just keep someone from going in to put in a plain metal building. Jessy McKee stated he liked leaving a way to get out of the requirements if they aren't within the 300' and can build a building for their needs but leave everything close to highway 40. Chris Clark stated the purposed is to upgrade the look of highway 40. Scott Major stated verbiage any property or portion therein with frontage or access

along highway 40 or within 300' from the centerline of highway 40 shall be considered in the Highway 40 Corridor.

Gwen Harrison presented landscaping options for the highway 40 corridor. Chris Clark stated a statement included in landscaping design standards that flowering trees or fruit trees can be used, as long as the trees don't produce fruit. One tree per 30' or one tree per 40' and include 4 or 5 shrubs within that 30' or 40', and a statement what the groundcover will be with options. Jessy McKee stated with the language of types of trees, if they find a tree that isn't listed, approval can be given by planning and zoning. Chris Clark stated if we do that, people can plant what they want, but guidance should be given for what will be checking against including something that isn't noxious, doesn't spread, make a mess, and caliper size. A statement for shrubs indicating planting size should be included.

ITEMS FOR FUTURE DISCUSSION

Highway 40 Corridor overlay and Industrial zone.

Commissioner Clark asks for a motion to adjourn.

ADJOURN

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

All in favor:

Chris Clark	Aye
Jacob Harrison	Aye
Jessy McKee	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with majority voting Aye. None opposed.

The next Planning and Zoning meeting will tentatively be held July 21, 2022, in the Naples City Council Chambers @ 7:30 P.M.