

Naples Planning and Land Use
Public Meeting
February 16, 2023

Commission Present: Chris Clark, Jessie McKee, Kevin Hiatt, Scott Adams, Scott Major

Commission Absent: Andrew Bentley,

Others Present: Gwen Harrison, Mike Davis, Dean Baker, Ken Reynolds, Brock Slaugh, Stephanie Adams, Daren Anderson, Brock Arnold

Opening Ceremonies

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

Approval of Agenda Scott Adams motions to approve the agenda. Scott Major seconds the motion.

All in favor:

Andrew Bentley	Absent
Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

Disclosures **None**

Approval of Minutes Scott Major motions to approve the January 19, 2023 minutes. Jessie McKee seconds the motion.

All in favor:

Andrew Bentley	Absent
Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

**Introduction of new Planning
Commission Alternate**

Mayor Baker introduced Brock Arnold. Chris Clark invited Mr. Arnold to participate in the discussion, but will not be voting.

**Recognition of Commission
Member**

Chris Clark recognized Jacob Harrison for serving on the Planning Commission and thank him for his time spent.

PLANNING/DISCUSSION

Montgomery Subdivision Amendment

Brock Slaugh and Daren Anderson presented the proposed area to be vacated from the Montgomery Subdivision. Mr. Slaugh stated the cul-de-sac does not currently meet the requirements for the 500' length. But it would improve the problem. Mike Davis stated the cul-de-sac meets the diameter required by the zone. The cul-de-sac should stay there, but we could probably waive the 500 feet requirement. Chris Clark questioned if it was currently dedicated to the City. Mike Davis confirmed that it was. Chris Clark questioned how to the Ufford property to the north would be able to access the property. Mr. Anderson stated the Ufford property extends

to the east beyond the property in question to a dedicated road. Chris Clark stated this would be the time to correct any issues with access. Mr. Slauch stated they are not wanting to spend more time and effort on this project, if the City is not willing to entertain the idea of moving forward. Chris Clark stated as long as the cul-de-sac meets the fire code, he doesn't see a problem with it. Mayor Baker stated the subdivision was approved by the County before Naples City existed, and it changed anyhow.

OffStreet Parking Regulations 02-15

Gwen Harrison presented proposed changes to the OffStreet Parking Regulations. Scott Major suggested changing verbiage to Persons with Disabilities to be more politically correct. Chris Clark stated the 5-foot landscaping strip around the entire property would be difficult in an industrial setting. Scott Major stated it could be changed to public access parking lots, so that where the public is, would be hard surface. Brock Arnold questioned how we would enforce residential parking issues. Gwen Harrison stated it would be handled through a complaint and the City's Building Inspector. Chris Clark stated changing the standard parking space size to 10'x20' and compact car spaces to be 9'x18'. Kevin Hiatt suggested adjusting titles in the charts to make it more user friendly. Scott Major stated the wall referenced should match verbiage to the screening section.

OPMA Training

The Planning Commission participates in the Open Public Meeting Act.

ITEMS FOR FUTURE DISCUSSION

Highway 40 Rezone

O'Reilly Auto Parts preliminary and final approval.

ADJOURN

Commissioner Clark asks for a motion to adjourn.

Scott Adams motions to adjourn, Scott Major seconds the motion.

All in favor:

**Andrew Bentley
Chris Clark
Kevin Hiatt
Scott Adams
Scott Major**

**Absent
Aye
Aye
Aye
Aye**

All Opposed

Jessy McKee

Aye

Motion carried with majority voting Aye.

**The next Planning and Zoning meeting will tentatively be held March 16, 2023 in the Naples City Council
Chambers @ 7:30 P.M.**