

Naples Planning and Land Use
Public Meeting
March 16, 2023

Commission Present: Chris Clark, Jessy McKee, Kevin Hiatt, Scott Adams, Scott Major, Andrew Bentley, Brock Arnold

Commission Absent:

Others Present: Gwen Harrison, Mike Davis, Dean Baker, Stephanie Adams

Opening Ceremonies

Verification of full Quorum Chris Clark verified a full quorum. All Commissioners will be voting in the meeting, Kevin Hiatt and Brock Arnold will not be voting but will participate in the discussion.

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

All in favor:

Andrew Bentley	Aye
Chris Clark	Aye
Jessy McKee	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 February 16, 2023 minutes. Jessy McKee seconds the motion.

All in favor:

Andrew Bentley	Aye
Chris Clark	Aye
Jessy McKee	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

PLANNING/DISCUSSION

**O'Reilly Auto Parts Site Plan
Preliminary Site Plan**

Mike Davis presented the O'Reilly Auto Parts preliminary site plan. Andrew Bentley asked if there was a private drive being built between the site and Microtel. Mike Davis stated no, they will be using the thoroughfare in the subdivision, as dedicated to the city. Andrew Bentley questioned if they were planning on getting semis to deliver product. Chris Clark stated he believes they will not be receiving more than what can fit in a box truck. Scott Major stated the plans state the plants shall be according to the American Nurseryman Standards. Gwen Harrison confirmed that this is correct and all plants listed conform to standards. Chris Clark stated plants and trees are good for this area. Chris Clark stated the building exterior is stucco or brick, and what the colors were. Gwen Harrison stated the exterior is brick and stucco and the colors do match the earthen tone, as required. Andrew Bentley stated the parking lot would flow better if there was an entrance from 1000 South. Mike Davis stated it was communicated but they did not want one at this time.

Commissioner Clark asks for a motion on the O'Reilly preliminary site plan.

Scott Adams motions to accept the preliminary site plan approval for O'Reilly Auto. Andrew Bentley seconds the motion.

All in favor:

Andrew Bentley	Aye
Chris Clark	Aye
Jessy McKee	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

O'Reilly Auto Parts Site Plan Final Site Plan

Andrew Bentley motions to approve the site plan final. Second by Scott Major.

All in favor:

Andrew Bentley	Aye
Chris Clark	Aye
Jessy McKee	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

OffStreet Parking Regulations 02-15

Gwen Harrison presented proposed changes to the OffStreet Parking Regulations. Andrew Bentley questioned if a statement should be added about adding electric vehicle charging stations. Planning Commission directed staff do complete research. Chris Clark directed staff to check that the commercial zone requires pavement, as we don't want gravel in a commercial zone, and add a statement referencing that in this chapter. Gwen Harrison suggested removing the requirement for 10-foot landscaping strip, and referring to the zone in which the parking will be located. Andrew Bentley questioned if the 10-foot landscaping was a previous requirement. Scott Major suggested taking out the 5-foot perimeter requirement. Kevin Hiatt questioned if that would be addressed in the commercial zone. Chris Clark stated this would be a good item to reference in the zone. Chris Clark suggested a statement be added that even if Planning Commission approves a fence within 25-feet of the front property line, that it can't be over 4-feet to prevent obscuring visibility and clear view triangles. Chris Clark directed staff to make changes and bring back for a public hearing.

Rezone Highway 40 to Commercial

Mike Davis presented the Planning Commission with a map of current properties on Highway 40. Andrew Bentley questioned if the properties currently zoned industrial, if they will have to repave. Chris Clark stated the only trigger they would have to update is if the property is developed or a major remodel. Brock Arnold questioned what the negative impact would be to change properties to commercial. Gwen Harrison stated the buildings are built as industrial and industrial uses. Scott Major stated the change would show that we want more commercial businesses on our main thoroughfare. Andrew Bentley stated the down side is it might box in the buildings now should they decide they want to do something industrial later on. Gwen Harrison stated there is an option to grandfather the property and building with a non-conforming/non-complying use with the understanding they would always be industrial until the time they ever change the use to commercial. Jessy McKee stated this would take care of his concerns, as long as we work with the property owners. Gwen Harrison stated this would be something that could be filed with the County Recorder so that it is searchable on the property, including when a title search is done. Mayor Baker stated this is really the only area for commercial to be in the city, there is really no other area to go. Gwen Harrison stated the non-conforming use could specifically list that as long as the building is used for industrial use, they would be able to operate fully as-is, but once the use changes to commercial, it would change the use to commercial going forward. Kevin Hiatt questioned if that would limit add or removing

buildings in the industrial zone. Gwen Harrison stated no, that as long as it is stated in the conforming use document, they would be able to operate as normal. Andrew Bentley stated we are about to do something pretty big that for a lot of these people, won't be able to be undone and we want everyone to do it with their eyes open and knowing what they are committing to. Scott Major stated he likes the idea.

ITEMS FOR FUTURE DISCUSSION

ADJOURN

Commissioner Clark asks for a motion to adjourn.

Scott Adams motions to adjourn, Andrew Bentley seconds the motion.

All in favor:

Andrew Bentley	Aye
Chris Clark	Aye
Scott Adams	Aye
Scott Major	Aye

All Opposed

Jessy McKee	Aye
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Motion carried with majority voting Aye.

The next Planning and Zoning meeting will tentatively be held April 20, 2023 in the Naples City Council Chambers @ 7:30 P.M.