

Naples Planning and Land Use
Public Meeting
April 20, 2023

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

Commission Absent: Andrew Bentley, Scott Adams

Others Present: Gwen Harrison, Dean Baker, Ken Reynolds, Brad Walker, Cable Murray, Tony Ivie, Shantel Ivie, Casey Crowther, Cliff Grua, Greg Walker

Opening Ceremonies

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

Approval of Agenda Gwen Harrison suggested moving the public hearing to the end of the agenda. Scott Major motions to approve the agenda with suggested changes. Kevin Hiatt seconds the motion.

All in favor:

Chris Clark	Aye
Brock Arnold	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

Disclosures Jessy McKee stated he knows Tony Ivie.

Approval of Minutes Brock Arnold motions to approve the March 16, 2023 minutes. Scott Major seconds the motion.

All in favor:

Chris Clark	Aye
Brock Arnold	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

PLANNING/DISCUSSION

Brad Walker
Proposed Ordinance Change

Brad Walker presented proposed changes to the 02-31 Subdivision ordinance by changing the requirement to refrain from installing curb, gutter, and sidewalk at the current 200 feet to 120 feet and limiting this to RA-1 zone, or minor subdivisions that come into a cul-de-sac, where expansion will not go further. Mr. Walker also proposes changing the width of asphalt road requirements. Chris Clark stated this has been brought up in the past, and the concern with limiting street width is that you lose parking on the street. The purpose behind having the 40-foot asphalt width is to provide parking in the streets. Mr. Walker proposes adding in signs indicating no-street parking. Ryan Cook states that snow removal and maintenance become an issue with narrower roads. With the lack of curb and gutter, drainage becomes an issue and water will combine in an area and erode the roads. Chris Clark stated reducing the road width is a hard sell. The ordinance indicating how the roads would need to be built, maintained, and drainage on the road would need to be changed. Mr. Walker stated making the change to curb and gutter with no sidewalk. Chris Clark states anything that varies from current requirements would need to be addressed, as well. Chris Clark stated changing the lot width to 125 feet is just over our required 100 feet width, would be appealing to developers because they could sacrifice a couple lots to save on pavement and 40 feet of road, curb, gutter, and sidewalk goes away and that could be an issue. Brock Arnold stated he would need more information for how

many properties, surrounding properties, and would it expand. If we opened the door, would it hurt for what the goal is. Mr. Walker stated he would limit it so you couldn't do a major subdivision with more than 10 lots. Brock Arnold stated if there was a 30-lot subdivision, it would be enticing to break it down into smaller subdivisions to get around the ordinance. Jessy McKee and Brock Arnold are interested in more information to be provided by Mr. Walker.

**Cliff Grua
The Farm Subdivision
2014 Phase 5**

Cliff Grua presented the proposed concept for The Farm Subdivision 2014 Phase 5. Mr. Grua states that the concept has changed from the original concept due to Lot 63 being shallow and a 20' house would not be able to fit on it. The cul-de-sac would take the number of lots from 17 down to 13. Another change would be the retention pond behind Lot 54, he anticipates very little run-off with it being the cul-de-sac. Chris Clark questioned if we meet the zoning requirements with the 500-foot cul-de-sac. Mr. Grua states yes. Chris Clark questioned rather than having the street dead-end on Lot 63 to have curb, gutter, and sidewalk rather than appear as a road. Mr. Grua stated they would install curb, gutter, and sidewalk to match the other lots. Chris Clark questioned with the stormwater retention being on Lot 54, if it would be owned by the owner of Lot 54. Cliff Grua stated they would own it and be required to maintain it. Brock Arnold questioned if the 100-foot cul-de-sac is to code. Gwen Harrison stated it is. Cliff Grua stated there is a new curb profile that is much easier to get across the he would like the commission to entertain. Chris Clark stated this is something that could be proposed on the preliminary plat.

Jessy McKee motions to approve The Farm 2014 Phase 5 concept plan. Kevin Hiatt seconds the motion.

All in favor:

Chris Clark	Aye
Brock Arnold	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

**Cliff Grua
The Farm Subdivision
Roundabout**

Cliff Grua brings to the attention of the Planning Commission that the city owns the roundabout but Mr. Grua has been maintaining it. There is a water line connected to Mr. Palcios in the house adjacent, and Mr. Grua has reimbursed him for the water used. It is recommended that Mr. Grua approach the City Council to make a decision on how to proceed.

**Commercial Tire Building
Concept Site Plan**

Tony Ivie with Moutai west Services & Ufford Investments and Cable Murray with Timberline Engineering & Land Surveying present the proposed site plan for a commercial tire store. The right of way access on Highway 40 will be used, as well as an access to 2000 South. A chainlink fence exists along the highway and there is intent to remove this. The stormwater runoff would be sent to two long, narrow ponds along the highway, where the land slopes down, and the storm drain in the center of the ponds will allow for overflow. Water and sewer will tie in on the south side of the building. There is intent to not pave the entire lot, but will pave a skirt around the entire building. Chris Clark questioned if it would be a metal building. Mr. Murray commented that yes, it would be a metal building. Chris Clark stated something to look at is if the current zone would allow the entire area to be graveled, an alternative hard surface may be required, everything visible from the front edge would need to be paved. Scott Major questioned where the landscaping would be located. Mr. Murray stated it would be near the retention pond. Chris Clark stated we do require trees and shrubs. Kevin Hiatt questioned if the intention of the road coming in and out would be paved or gravel. Mr. Ivie stated it will be paved. Chris Clark stated that there are different materials on the façade of the front of the building, so it doesn't look like

a metal building. Mr. Ivie stated it would be stucco. Jessie McKee stated the color of the building needs to be earthen tone.

Jessy McKee motions to approve the Commercial Tire concept plan. Scott Major seconds the motion.

All in favor:

Chris Clark	Aye
Brock Arnold	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

PUBLIC HEARING

02-15 Offstreet Parking Regulations

Gwen Harrison presented the Offstreet Parking Regulations ordinance changes

Brock Arnold motions to open the public hearing. Scott Major seconds the motion.

All in favor:

Chris Clark	Aye
Brock Arnold	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

No public comments

Kevin Hiatt motions to close the public hearing. Jessie McKee seconds the motion.

All in favor:

Chris Clark	Aye
Brock Arnold	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

Scott Major motions to approve the ordinance changes and recommend to City Council. Jessie McKee seconds the motion.

All in favor:

Chris Clark	Aye
Brock Arnold	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

ITEMS FOR FUTURE DISCUSSION

Highway 40 Rezone

ADJOURN

Commissioner Clark asks for a motion to adjourn.

Brock Arnold motions to adjourn, Kevin Hiatt 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 May 18, 2023 in the Naples City Council Chambers @ 7:30 P.M.