

Naples Planning and Land Use
Public Meeting
May 18, 2023

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

Commission Absent: Scott Adams, Brock Arnold

Others Present: Mike Davis, Gwen Harrison, Dean Baker, Ken Reynolds, Cable Murray, Tony Ivie, Shantel Ivie, Casey Crowther, Cliff Grua,

Opening Ceremonies

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

Approval of Agenda Mike Davis suggested adding an item number 5 to the agenda for future discussion. Scott Major motions to approve the agenda with suggested changes. Kevin Hiatt seconds the motion.

All in favor:

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

Motion carried with all voting Aye. None opposed.

Disclosures

Approval of Minutes Scott Major motions to approve the April 20, 2023 minutes. Kevin Hiatt seconds the motion.

All in favor:

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

Motion carried with all voting Aye. None opposed.

PLANNING/DISCUSSION

Cliff Grua
The Farm Subdivision
2014 Phase 5

Cliff Grua presented the proposed concept for The Farm Subdivision 2014 Phase 5 grading, storm drain, and retention pond of Lot 54. Andrew Bentley questioned if lot 54 was a building lot or entirely dedicated to a storm drain. Mr. Grua stated it is a building lot. Chris Clark questioned if the storm drain would collect from any new pavement for the cul-de-sac and driveways. Mr. Grua stated yes.

Andrew Bentley motions to table The Farm Subdivision 2014Phase 5 discussion and action until plat is received. Scott Major seconds the motion.

All in favor:

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

Motion carried with all voting Aye. None opposed.

**Tony Ivie & Cable Murray
Commercial Tire Building
Preliminary & Final Site Plan**

Tony Ivie and Cable Murray presented the site plan to the commission. Scott Major stated at the last meeting, there was a discussion regarding the surface that is not asphalt will need to be landscaped. Chris Clark stated the requirement for drive aisles is 24 feet and storage of tires located on the property will need to be behind screening of some sort so it is not visible from the road. Mr. Ivie stated the tires will be brought in on enclosed trailers. Scott Major asked for confirmation on the façade. Mr. Murray stated it will be rock stone and stucco for the front of the building with the stone wainscoting being carried along the sides, the back of the building will be metal building. Mr. Murray stated there will be two bay doors to the south of the building. Mr. Murray stated the intent is for the landscaping to blend in with other commercial buildings with trees, boulder, and shrubs. Mr. Ivie stated there is a slope coming from the highway and they will cover the slope with gravel and cobble to keep the dirt down. Andrew Bentley questioned about future lots that were mentioned. Mr. Murray stated the lots to the south and west would be developed in the future. Mr. Clark questioned about signage. Mr. Ivie stated that Commercial Tire will have a sign directly on the building. Mr. Clark stated we would need information on the plans regarding the sign placement.

Andrew Bentley motions to approve the Commercial Tire preliminary and final site plan pending administrative approval. Jessy McKee seconds the motion.

All in favor:

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

Motion carried with all voting Aye. None opposed.

**Ken McBride
Proposed Changes
R3 Zone Ordinance**

Ken McBride via phone call presented proposed changes to the R3 Zone. Mr. McBride stated he is looking to make this a transition zone. Mike Davis asked for clarification on the requested amount of buildings intended. Mr. McBride stated the maximum amount it would be is 30 units per building. He stated it would not be apartments, it would be more like row houses. Jessy McKee stated getting more visual aids of Mr. McBride's vision would help the commission understand the proposed changes to the zone. Chris Clark stated with the amount of changes being proposed to the zone, they would have to take a bigger look at the changes. The General Plan indicates Naples will be an area of larger, open spaces, and this proposal somewhat counters that General Plan. Scott Major stated he is not opposed to multi-family housing, but is opposed to large areas of multi-family housing. Jessy McKee stated he is not opposed to the idea, and would like to see something, but is unable to envision what Mr. McBride is proposing. Scott Major stated if dense housing is built, the police force would need to increase. Kevin Hiatt stated he would like to see pictures indicating what Mr. McBride has described. Chris Clark questioned if these units would be individually owned or rented. Mr. McBride stated R3 zoning is not feasible, and it would not satisfy the need for affordable housing. Mr. McBride stated he wants Naples City to come back with a change that they would feel comfortable with. Chris Clark stated it isn't that we don't want the development to happen, but if asked what we wanted, the commission has land use ordinance in place and would say, that is what we want. He stated we are trying to figure what Mr. McBride wants that fits within his development. This is an ordinance change that would affect all the developments in the city that may be within this zone, and there will be a fair amount of back and forth. Mr. McBride stated he wants the city participate more in the process instead of having him come up with all of the changes. Chris Clark stated we are trying to find the balance between what is wanted and what is allowed and what the city feels comfortable with. Kevin Hiatt questioned Mr. McBride if his intention is to revise the R3 zone or create a new R4 zone. Mr. McBride stated yes. Andrew Bentley suggested to move forward is to look over this as a commission and send it to the City Council, to receive feedback on how to move forward.

Kevin Hiatt stated he does believe this is a good area for a transition area and this is a good area for that, but it could get out of hand quickly once the major changes to the zone are made. He stated that if the area does change into the city center downtown, the row houses would not be the affordable at that point in time. Kevin Hiatt stated that bigger cities, people want to be able to go around the corner to a grocery store, but in Naples, it is more rural and we drive distances. Chris Clark asked the commission if there is support for full multi-family dwellings or interspersed single family. Kevin Hiatt stated he wouldn't like to see multi-family units intersperse with single-family home in the middle. Andrew Bentley stated he would be willing to support row houses with up to 6 units per building. Planning Commission directs staff to propose changes to City Council and give them an opportunity to comment on what the maximum number off multifamily dwellings if changes were proposed. Chris Clark stated he is leaning towards 6 maybe 8 units per building, with garage. Jessy McKee stated he agrees.

HB 406
Road Width Legislative Req.

Gwen Harrison presented house bill 406 that was passed in the 2023 legislative session. This will affect the requirement of the 40 feet of asphalt, changing it to 32 feet. The Subdivision chapter will be updated to reflect these changes in future meetings.

ITEMS FOR FUTURE DISCUSSION

Highway 40 Rezone	Will be brought back in August or September
Legislative changes	2023 Legislation changes will be brought to their attention in the coming months.
City Updates	Mike Davis updates the Planning Commission of upcoming city projects.

ADJOURN

Andrew Bentley motions to adjourn, Chris Clark seconds the motion.

All in favor:	Chris Clark	Aye
	Andrew Bentley	Aye
	Kevin Hiatt	Aye
	Scott Major	Aye
All Opposed	Jessy McKee	Nay

Motion carried with majority voting Aye.

The next Planning and Zoning meeting will tentatively be held June 15, 2023 in the Naples City Council Chambers @ 7:30 P.M.