

Naples Planning and Land Use
Public Meeting
April 18, 2024

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

Commission Absent:

Others Present: Gwen Harrison, Mayor Dean Baker, Ken Reynolds, Bonnie Cook, Mark Cook
Opening Ceremonies

Verification of full Quorum Chris Clark verified a full quorum. All full Commissioners will be voting in the meeting. Brock Arnold, as the alternate, will not be voting.

Approval of Agenda Scott Adams motions to approve the agenda. Kevin Hiatt seconds the motion.
All in favor:

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 March 21, 2024 minutes. Scott Adams seconds the motion.
All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

PLANNING/DISCUSSION

Ken McBride

Proposed Rezone

Gwen Harrison presented the proposed rezone request of Ken McBride. Scott Major questioned if the south piece of the property abuts a current R-3 zone. Gwen Harrison stated it does. Chris Clark questioned if his intent is to proceed with the R-3 ordinances as it has been changed. Scott Major questioned if the public hearing held in 2022 would be sufficient. Chris Clark stated it would be appropriate to move forward with a public hearing with the updated R-3 ordinance.

Scott Major motions to bring the proposed rezone back for a public hearing. Jessy McKee seconds the motion.

All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

Downtown Commercial
Proposed Ordinance Changes

Gwen Harrison presented the proposed changes to the Downtown Commercial ordinance and asks for proposed changes the Planning Commission is suggesting. Jessy McKee stated he

would like a section added regarding the approval of moving or relocation of an existing billboard in the event of construction. Scott Major suggested the statement regarding the interval of contour should be approved by the Land Use Administrator, in order to streamline the process. Scott Major suggested defining the term City as to where exactly in the city items should be submitted to. Scott Major and Chris Clark stated the design theme requirement should be removed. Chris Clark suggested the removal of the section regarding architectural detail. Scott Major stated the section regarding rooftop mechanical equipment should be updated to be less strict, stating it shall be screened if visible from ground level. Chris Clark suggested the removal of the section regarding scale relationships. Jessy McKee questioned the reason contractor shop would not be allowed. He stated it shouldn't matter if they were in a building, as there are various types of contractor shops. Brock Arnold recommended adding a statement that businesses could build within the zone but must be confined within the building with no business being conducted externally within the yard. Kevin Hiatt suggested striking any items that are specifically listed as not permitted, so that in the future the list would not be so restrictive. Brock Arnold suggested separating the permitted and conditionally permitted lists. Scott Major stated in the section regarding colors, it seems restrictive especially to the murals that are going up in the area. Kevin Hiatt stated murals should be brought before the Planning Commission for approval to ensure they are appropriate. Jessy McKee suggested adding a statement requiring digital signs must be appropriate. Chris Clark suggested removal of the line item stating seasonal lighting must be approved by the City. Scott Adams clarifying the acronyms within the ordinance to prevent confusion. Chris Clark suggested the removal of the sections labeled The Native Landscape and The Agrarian Landscape be removed. Scott Adams suggested having consistency between commercial village core and downtown commercial core. Scott Major suggested removing the defining of the edge zones. Chris Clark suggested the final approval of exterior materials should be changed to the discretion of the Design Review Committee. Mike Davis questioned the Planning Commission about the statement in previous meetings where metal buildings would be prohibited. Chris Clark stated he would not like pre-engineered metal buildings, as materials should be of higher quality. Chris Clark suggested removing the section on Roof Forms and Materials. Mark Cook stated metal buildings look good, if new modern metal types are used. Mr. Cook stated he would like to see the zone be less restrictive that would bring smaller contractors in who cannot compete with the bigger name stores. Mr. Cook stated he sees that big developments take too long to go in.

Items recommended to City Council Gwen Harrison provides the Planning Commission with updates on the R-3 Zone being accepted by the City Council. The Farm subdivision was approved and will be moving forward.

ITEMS FOR FUTURE DISCUSSION

- Highway 40 Rezone
- Walker Hollow Subdivision

ADJOURN

Kevin Hiatt motions to adjourn, Scott Major seconds the motion.

All in favor:

Chris Clark	Aye
Jessy McKee	Aye
Kevin Hiatt	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with majority voting Aye. Jessy McKee opposed.

The next Planning and Zoning meeting will tentatively be held May 16, 2024 in the Naples City Council Chambers @ 7:30 P.M.