

Naples Planning and Land Use
Public Meeting
October 17, 2024

Commission Present: Chris Clark, Kevin Hiatt, Brock Arnold, Ryan Wolfinjer

Commission Absent: Jessy McKee, Scott Major

Others Present:

Opening Ceremonies

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

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

Chris Clark	Aye
Kevin Hiatt	Aye
Brock Arnold	Aye
Ryan Wolfinjer	Aye

Motion carried with all voting Aye. None opposed.

Disclosures None

Approval of Minutes Kevin Hatt motions to table the approval of the September 19, 2024 minutes until the next meeting. Ryan Wolfinjer seconds the motion.
All in favor:

Chris Clark	Aye
Kevin Hiatt	Aye
Brock Arnold	Aye
Ryan Wolfinjer	Aye

Motion carried with all voting Aye. None opposed.

PLANNING/DISCUSSION

Subdivision Ordinance

Proposed Ordinance Changes

Gwen Harrison presented the proposed changes to the Subdivision ordinance to the Planning Commission. The legislative changes regarding road width was updated to 32 feet. The sections regarding exceptions, lot line adjustment, and amending subdivisions was moved to the end of the chapter to prevent some confusion. The section regarding remainder parcels has been updated to include that a lot line adjustment or minor subdivision plat must be recorded separately for what would be the remainder parcel to prevent future issues. Chris Clark stated you used to be able to show a remainder parcel on a subdivision plat, but state statute does not allow it to be shown on the plat. By including this, it prevents a piece of a parcel from being overlooked. Chris Clark questioned if the minor subdivision can be submitted at the same as the major subdivision. Gwen Harrison stated yes, they can be done in conjunction with each other. Gwen Harrison stated there was an item added that parcel information for both the new and remaining parcels must be described with a legal description. Gwen Harrison stated there was an item listed where the Land Use Authority can approve the placement of a storm water retention pond if it is added to a specific lot. The Planning Commission directs staff to include a definition of Subdivision Review Committee in the definition section. Gwen Harrison stated there was an update on what is considered a minor subdivision, which is now four lots or less. The Planning Commission has a conversation regarding phased developments of a subdivision, indicating that by requiring a minor subdivision or lot line subdivision plat be recorded so that if the subdivision is not completed, the remainder is a legal lot. Chris Clark stated including a statement regarding irrigation easements, requiring it be included on the plat. Because irrigation lines are generally not mapped in the area, this requires irrigation companies to acknowledge where the easement is and come to an agreement with the developer of the subdivision. Chris Clark directs staff to define where cul-de-sac distances would begin and end.

Chris Clark stated a statement regarding side slopes be included. Chris Clark has notes he would like included on the storm drain systems.

Kevin Hiatt motions for staff to make the proposed changes to the ordinance and bring back for a public hearing next month. Brock Arnold Seconds the motion.

All in favor:

Chris Clark	Aye
Kevin Hiatt	Aye
Brock Arnold	Aye
Ryan Wolfinger	Aye

Motion carried with all voting Aye. None opposed.

ITEMS FOR FUTURE DISCUSSION

**Highway 40 Rezone
Non-Conforming Uses**

ADJOURN

Brock Arnold motions to adjourn, Kevin Hiatt seconds the motion.

All in favor:

Chris Clark	Aye
Kevin Hiatt	Aye
Brock Arnold	Aye
Ryan Wolfinger	Aye

Motion carried with all voting Aye. None opposed.

The next Planning and Zoning meeting will tentatively be held November 21, 2024 in the Naples City Council Chambers @ 7:30 P.M.