

# Naples Planning and Land Use Regular Meeting Minutes –February 13, 2007

The Regular meeting of the Naples Planning and Land Use Commission opened at 7:30 p.m.

- Commission Present:** Vice Chairman Bruce Cook, Jim Richards, Lloyd Barton, Jim Garner, and Wally Gale.
- Commission Absent:** Chairman Dale Harrison and Stanley Johnson
- Council Rep. Present:** Mayor Dean Baker, Dale Bowden, Kenneth Reynolds
- Others Present:** Bret Stingham, Joe Scovel, Jason Barnes, Brett Robinson, Drew Solmonson, Brent Robinson, Chris Balling, Mark Partridge, Brent Cooper, Mary Bernard, Bruce Anderson, Wayne Gurney, and Craig Blunt.
- Welcome:** Vice Chairman Bruce Cook welcomed the Commission and the Public to the Planning and Land Use meeting for this evening.
- Approval of Agenda:** Jim Garner **moved** to accept the agenda. Lloyd Barton **seconded** the motion. The motion passed with all voting aye.
- Disclosures/Conflicts:** Jim Richards stated that Brent cooper was his brother-in-law and would be presenting a matter before the Commission.
- Approval of Minutes:** Lloyd Barton **moved** to approve the minutes of January 23, 2007 as presented. Jim Richards **seconded** the motion. The motion passed with all voting affirmatively.
- Administrator's Updates:**
1. Craig Blunt stated that two commercial concepts would be presented. The 2006 Ordinance left out the commercial/residential checklist.
  2. Bruce Anderson would be presenting a residential subdivision, the old term was a minor subdivision.
  3. Mr. Cooper would be asking for an extension of time due to work still being completed on the 1000 South road.
  4. Commission needs to review the checklist for commercial and industrial.
- Concept for 2359 S 1500 East** Joe Scovel came before the Commission to ask for their input on what would be acceptable uses for 2359 S 1500 E. Mr. Scovel stated that in talking with local oil companies there is a desperate need for affordable housing for their employees. Chris Balling was also in attendance at the meeting. Mr. Balling is another investor in the above mentioned property. Mr. Scovel and Mr. Balling wanted to approach the Commission to get a feel for what would be allowed to do with this property. Their idea would be to create apartment buildings mixed with commercial development. Mr. Scovel reported that big box stores are more inclined to come to an area where higher density housing is close

by. Craig asked if they were willing to have soil testing done because the area is very wet. Mr. Balling stated that a land drain might be one option to help dry up the property. Mark Partridge asked what would happen to the apartments and duplexes when people start to move out. He wanted to know if he would be left with that in his back yard. Mr. Scovel and Mr. Balling stated they were not presenting any plan at this time, they just wanted to get a feel for what would be allowed and accepted. Bruce Cook stated the Commission would like time to become more familiar with what the Ordinance allows in that zone. Mr. Scovel and Mr. Balling would come back to a future meeting with some of their concepts.

**JBB Investments**

Jason Barnes, Brett Robinson, Brent Robinson and Drew Somonson came before the Commission to present their idea for the development of property located at 1935 South Hwy 40. The group gave a power point presentation to show what type of development they would like to do. Because of the growth in the area there is no retail or professional office space for rent. Mr. Robinson explained they would like to build a professional office building with space for small commercial businesses or restaurants. He reported that they would also like to build climate controlled storage units. The storage units would be enclosed behind a security gate and would be shielded from view by a masonry wall. Lloyd Barton stated he has seen other projects completed by the group and was very impressed. The storage facility is not allowed in the commercial zone so it would have to be approved as a conditional use. Wally Gale **moved** to schedule a public hearing for the conditional use on March 13, 2007 and to approve the concept of JBB Investments. Jim Richards **seconded** the motion. The motion passed with all voting aye.

**Cooper RA-2 PUD**

Brent Cooper came before the Commission seeking an extension of time for Residential Subdivision at 1000 South 2000 East. Mr. Cooper stated that the possible development of 1000 South has had an affect on moving forward with his plans. Mr. Cooper submitted his request in writing. Lloyd Barton **moved** that the time frame for Mr. Cooper's development be extended one year from the initial date of approval. Jim Garner **seconded** the motion. The motion passed with all voting aye.

**Anderson Subdivision**

Bruce Anderson came before the Commission to ask for approval to divide his property at 2971 South 500 East. Mr. Anderson would like to allow his in-laws to build on the front portion of his property. He stated that he has an excellent road with a good turn around, the property frontage is there, and there is 140' from the front property line to where his yard begins. Jim Richards **moved** to accept the proposal as presented based on obtaining the proper letters from fire and utilities. Wally Gale **seconded** the motion. The motion passed with all voting affirmatively.

**Future Items:**

Craig Blunt told the Commission that the Impact Fee study bid opening will be on February 26, 2007. After the acceptance of the bid it will be placed on the next agenda. Craig also asked the Commission members to work on the list for accepted uses for the commercial zone. The Commercial zone is divided into two sections and they need to be

more specific on each zone. Wally Gale suggested a work session to review the checklists. Jim Garner **moved** to schedule a workshop for 6:00 p.m. on February 27, 2007 to discuss the allowed uses for commercial zones. Lloyd Barton **seconded** the motion. The motion passed with all voting aye.

**Motion to Adjourn**

Lloyd Barton **moved** to adjourn the meeting at 9:00 p.m. Jim Garner **seconded** the motion. With no objections the meeting was adjourned.

The next regular meeting will be February 27, 2007 7:30 p.m.