

# Naples Planning and Land Use Regular Meeting Minutes –April 24, 2007

The Regular meeting of the Naples Planning and Land Use Commission opened at 7:40 p.m.

**Commission Present:** Chairman Dale Harrison, Vice Chairman Bruce Cook, Lloyd Barton, Wally Gale, Jim Garner, and Jim Richards.

**Commission Absent:** None

**Council Rep. Present:** Kenneth Reynolds

**Others Present:** Craig Blunt, Beverly Ulibarri, Jeff Jacobson, Allen Jensen  
**Welcome:** Chairman Dale Harrison welcomed the Commission and the Public to the Planning and Land Use meeting for this evening.

**Approval of Agenda:** Lloyd Barton Motioned to accept Agenda April 24, 2007 with cancellation of JBB Investments and Jim Richards Seconded the Motion. Roll call was taken:

<b>Chairman Harrison</b>	<b>Aye</b>
<b>Vice Chairman Cook</b>	<b>Aye</b>
<b>Wally Gale</b>	<b>Aye</b>
<b>Lloyd Barton</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>
<b>Jim Garner</b>	<b>Aye</b>

The Motion passed with all voting Aye.

**Disclosures/Conflicts:** None

**Approval of Minutes:** Lloyd Barton Motioned to Table the **Regular** minutes of April 10, 2007 for clarification and to review on April 8, 2007, Wally Gale Seconded the Motion. Roll call was taken:

<b>Chairman Harrison</b>	<b>Aye</b>
<b>Vice Chairman Cook</b>	<b>Aye</b>
<b>Wally Gale</b>	<b>Aye</b>
<b>Lloyd Barton</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>
<b>Jim Garner</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Administrator's Updates:** 1. Commercial Guidelines

2. Review Elevation Plans

**Jeff Jacobson & Allen Jensen**  
Western Petroleum  
1521 South 1500 East

Introduced Preliminary Plan Review – 2<sup>nd</sup> Phase of Western Petroleum. Jeff Jacobson and Allen Jensen presented their plan review to Commission. Pacific West will be the General Contractor and will have a sub doing the concrete work.

A discussion and reviewing of plat showing drainage and elevations took place. The Commission feels it is their responsibility to make sure the slopes and drainages are adequate. It's important to understand the elevations so the flow of water does not drain through the property and end up on someone else's property. Water must be contained. Mr. Jacobson and Mr. Jensen were not aware of the catch box on property which was discussed and will not have one flow into the neighbor irrigation system. The V-ditch was discussed which managed the surface flows.

It was brought up that there should be a Demo outline for this phase. Traffic flow was discussed with the egress and ingress off of 1500 East and 1500 South. The fence was discussed and that it should be 80% obscure.

Discussion took place of the "look" following the Commercial Guidelines. Stucco paneling would be put over on the Westside which faces 1500 East of building and a matching canopy would be put over the entry door. Color would be the "khaki".

Following discussions and reviews Vice Chairman Bruce Cook moved to approve the preliminary plat as a final plat with the following additions.

1. Lighting shown on plats
2. Southwestern look – follow Commercial Guidelines
3. Timber Gables look over service door like main entry
4. Change to cultured rock on the front that faces 1500 East
5. Stucco-look full west side of building which faces 1500 East
6. North Entrance with "Exit Only" signage onto 1500 East

Wally Gale Seconded Motion with roll call:

<b>Vice Chairman Cook</b>	<b>Aye</b>
<b>Wally Gale</b>	<b>Aye</b>
<b>Lloyd Barton</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>
<b>Jim Garner</b>	<b>Aye</b>

**Chairman Dale Harrison:**

Preliminary JBB Investments  
**Cancelled**

**Chairman Dale Harrison:**

**Items for Discussion:**

1. Review Beautification Ordinance – Commercial Guidelines Section 02-27.

Discussion took place indicating changes that need to be made on terminology. The wording "Cores", that wording is confusing with all the various types. The need for what type of zones these "Cores" are in needs to be stated.

**Chairman Dale Harrison:**

**Items for Future Discussion:**

1. Ordinance Review Clarification – Ongoing.

Lloyd Barton Motions to adjourn tonight meeting at 9 p.m. and Vice Chairman Bruce Cook Seconded with roll call taken:

Chairman Harrison	Aye
Vice Chairman Cook	Aye
Wally Gale	Aye
Lloyd Barton	Aye
Jim Richards	Aye
Jim Garner	Aye

The Motion passed with all voting Aye.

It was brought up that Naples City 25<sup>th</sup> Anniversary will be celebrated on May 14, 2007.

It was brought up that the City has hired a Planner and will be starting on May 14, 2007.

Next Regular Planning and Land Use Meeting will be on May 8, 2007 at 7:30 p.m.

3 Public Hearings May 8, 2007 - Bodily - Grua, - JBB Investments.