

**Naples Planning and Land Use  
Public hearing  
Minutes –May 13, 2008**

The Regular Planning and Land use Commission opened at 7:50 p.m.

- Commission Present:** Chairman Dale Harrison, Jim Garner, Walter Gale, Jim Richards, Stanley Johnson
- Commission Absent:** Vice Chairman Bruce Cook, Jim Richards, Lloyd Barton
- Council Rep. Present:** Kenneth Reynolds
- Others Present:** Craig Blunt, Brandy Goff, John Wood, Fran Harding, Russ Vernon, Bret Stingham, Phyllis Elgiar, Stephen Elgiar, J.D. Veucill, Gary Hatch, Kendall Morgan, Linda Morgan, Randy Smith, Tyler Stensin, Michael McHugh, Steve Wells, Brent Cooper, Ray Nestler, Carma Bascom

**Wheeler Re-Zone** Walter Gale makes a motion to open the public hearing for Wheeler Re-Zone. Jim Richards seconds the motion.

Roll Call was taken:

<b>Chairman Dale Harrison</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Jim Garner</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>

The motion was passed with all voting Aye.

Layne Henage Wheeler Machinery is improving their building. Layne Henage points out the property and the current zoning. Wheeler would like to increase their property. Part of the agreement between Wheeler and Rockwell is Wheeler has agreed to put in landscaping along the fence. When the subdivision is occupied it will become the responsibility of the home owners' association.

Jim Garner Do you know what Wheeler intends to put here?

Layne Henage It will be the same storage use that is behind their current building.

Jim Garner How close to Wheeler will you be building?

Layne Henage There is an eight foot wall then a twenty foot planting strip followed by a full size city street, then houses on the other side of that.

Craig Blunt Will the wall be an eight foot wall?

Layne Henage Yes.

Jim Richards What type of wall will be there?

Steve Wells This will be an eight foot solid concrete wall.

Jim Garner

I have concerns about noise. Will this not create noise during the night for the home owners?

Steve Wells

Our regular hours are eight to five.

Jim Garner makes a motion to close the public hearing for Wheeler Re-zone. Stanley Johnson seconds the motion.

Roll Call was taken:

<b>Chairman Dale Harrison</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Jim Garner</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>

The motion was passed with all voting Aye.

**Raptor Industrial Park**

This is a proposed industrial subdivision that is on a twenty nine acre parcel. It will be developed into seven lots. Five lots will be about five acres and two of the lots will be about seven acre lots. The utilities will be extended up 2000 south. The individual lots will be retaining their own water. We are aware there will be drainage coming onto us from the airport. There are some issues with the roads. The way the subdivision was originally platted, the roads are only one hundred feet deep.

Chairman Dale Harrison

I am concerned about the dead end.

Russ Vernon

If we made the radius on lot three, it would be dedicated. They could still use it but it would not be built.

Jim Richards makes a motion to close the public hearing for Raptor Industrial Park. Walter Gale seconds the motion.

Roll Call was taken:

<b>Chairman Dale Harrison</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Jim Garner</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>

The motion was passed with all voting Aye.

**Master Plan Updates**

Jim Richards makes a motion to open the public hearing for Master Plan Updates. Walter Gale seconds the motion.

Roll Call was taken:

<b>Chairman Dale Harrison</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>

<b>Jim Garner</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>

The motion was passed with all voting Aye.

Craig Blunt One of the topics discussed was keeping separations between residential and industrial. The other part was setbacks for industrial buildings. Presently we use fire code for setbacks with one exception, front lot setbacks are thirty feet. The intent when the general plan was put together was so commercial and industrial buildings were not set on the street. That would leave plenty of room for pedestrians. We need to get input from the community for buffers between industrial/commercial to residential. Presently the buffer is a growth strip with an eight foot masonry wall between industrial and residential. A commercial fence is the only buffer right now between residential and commercial.

Fran Harding Are there any guidelines given to planning a zoning about where the division should be between an industrial and residential area?

Craig Blunt We are looking for public input for matters like this.

Fran Harding The existing home owners don't have to put up an eight foot wall do they?

Craig Blunt Whoever came in last would be responsible for building the wall.

Phyllis Elgiar I think the developer should be responsible for the barrier between the zones. They are the ones that want the zoning changes; they should be responsible for ensuring the integrity of the existing subdivisions.

Stanley Johnson makes a motion to close the public hearing for Master Plan Updates. Walter Gale seconds the motion.

Roll Call was taken:

<b>Chairman Dale Harrison</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Jim Garner</b>	<b>Aye</b>
<b>Jim Richards</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>

The motion was passed with all voting Aye.

**Public Hearing Discussion**  
Wheeler Re-zone

Jim Garner makes a motion to table re re-zone from commercial to industrial property for Wheeler Machinery pending more information on intended use until June 10, 2008. Stanley Johnson seconds the motion.

Roll Call was taken:

<b>Chairman Dale Harrison</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Jim Garner</b>	<b>Aye</b>

