

# Naples Planning and Land Use Regular Meeting Minutes January 26, 2010

**Commission Present:** Chairman Dale Harrison, Walter Gale, Stanley Johnson, Lane Webb and Cresta Slaugh

**Commission Absent:** Vice Chairman Jim Richards

**Council Rep. Present:** Kenneth Reynolds

**Opening Ceremonies:** Chairman Dale Harrison welcomes the public to the meeting and calls the meeting to order at 7:00 p.m. Lane Webb led the pledge of allegiance and Walter Gale offered the invocation.

**Verification of Quorum:** Chairman Dale Harrison verified a full quorum.

## Approval of Agenda January 26, 2010

Stanley Johnson moved to approve the agenda for January 26, 2010, Lane Webb seconded the motion.

Roll Call Taken:

<b>Chairman Dale Harrison</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>

The motion passed with all voting Aye

## **Disclosures**

None

## Approval of Minutes December 8, 2009

Stanley Johnson moved to approve the Public Hearing and Regular Meeting Minutes for December 8, 2010. Walter Gale seconded the motion.

Roll Call Taken:

<b>Chairman Dale Harrison</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>

The motion passed with all voting Aye

## Industrial Development **Raptor Industries** **1478 East 500 South** **Parcel: 05:047:0001**

Levi Luck: This is an amended site plan for a steel building we would like to build. I had a few items that needed clarification. The first change is the amount of asphalt and the size of the retention pond has been reduced. The second item would be that we have to comply with 5% landscaping and an 80% obscure fence, do we have to do both? The landscaping would be on the inside of the sight obscured fence. Would we have to have an 80% sight obscure fence on all sides of the property? This piece of property is surrounded by other industrial property. Chairman Dale Harrison asks where the entrance to the property will be. Levi Luck: There is an existing entrance on 1500 East that we will continue to use. This lot is already being used and has existing tanks, we would just like to add a shop in the south-east corner. There will be little office space and one

bathroom in the new shop. Chairman Dale Harrison: What type of fencing is itgoing to be used? Levi Luck: There is an existing chain link fence. We would just add the privacy slats. Stanley Johnson: Is the retention pond smaller because of the reduction of asphalt? Levi Luck: Yes. Chairman Dale Harrison: There is no need for an obscure fence on all sides because of the property being bordered by industrial properties. The obscure fence should run along 500 South and 1500 East. Chris Hoem: If they landscape on 500 South, when the road is re-done the landscaping will be torn up. Levi Luck: If we were to have to do landscaping, what would be required? The landscape-able area is very small. There is only about two feet between the ditch and fence line, moving west there is about a five foot strip between the ditch and the fence. If you want landscaping on 1500 East, we could do that. Ken Reynolds: I don't see why we would make them landscape the easement. We should have them keep the weeds maintained. Chairman Dale Harrison: I would like to see some trees on the inside of the fence. Stanley Johnson: Depending on the type of trees, the root system will end up clogging the ditch. Chairman Dale Harrison points out that putting trees at the edge of the building along the property line, amounting to about nine trees, no grass needs to be planted, just weed control. Levi Luck: Which sides would we have to match the façade requirements? Chris Hoem recommends stone and stucco on the north side and stucco on the east side, the other two sides could be matching steel or paint. Levi Luck: Would we need to obscure the entrance? Chairman Dale Harrison: For security purposes, no. Chairman Dale Harrison agrees that the north side façade needs to be stucco and stone and the other three sides can be matching colors. Chairman Dale Harrison moved to approve the amended Raptor Industries site plan with the agreement that a total of nine trees with no ground cover or grass and weed must be maintained along 500 South and 1500 East, 80 % obscure fence along 500 South and 1500 East not including the entrance gates, chain link on South and West sides of the property, stucco and stone on the North side of the building and matching color façade on the other three sides of the building. Walter Gale seconded the motion.

Roll Call Taken:

<b>Chairman Dale Harrison</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>

The motion passed with all voting Aye

**Land Use Ordinance**  
**R3 zone**

Chris Hoem: This is a good start but it needs to come a long way. Chris Hoem reads the ordinance word for word. 02-25A-002The Commission decided to define that there are no more than fifteen dwelling units per phase. Chairman Dale Harrison: 02-25A-002, page 3, #3 Animal clinic. I am a little uncomfortable with this being in an R3 zone. Walter Gale: There are enough vet clinics around the area; there is no need for one to be in a residential zone. #9: Add athletic and health clubs to same category, set a size requirement. The Commission agreed that hotels should not be allowed in the R3 zone but bed and breakfast establishments with ten or less rooms, day care should be allowed, dry cleaner and laundromat is allowed, #45: Grocery Store-maximum of 2, 000 square feet, #56: Leather goods and sales- no tanneries shall be allowed, # 58: Meat, fish and seafood store- no processing is allowed, #64: Newsstand- must be within a building- no kiosks allowed, #73: Pawnshops should be removed from the R3 zone, #85 Radio, television or FM broadcasting station- should not be allowed in the R3 zone, no commercial/ AM?FM or television towers should be allowed in a residential zone, # 91: remove supermarket, grocery store is already allowed. 02-25A-005: Minimum Lot Requirements: The Commission agreed to leave the minimum lot requirements as written. The remaining sections of the R3 ordinance will be reviewed at a later meeting starting at 02-25A-007.

**General Business**

**Cancellation of March 23, 2010 Meeting**

Chairman Dale Harrison moved to cancel the meeting on March 23, 2010 due to the caucus meetings. Walter Gale seconded the motion.

Roll Call Taken:

<b>Chairman Dale Harrison</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>

The motion passed with all voting Aye

**Recommendations for Planning Commission Alternates**

Chairman Dale Harrison: Kerry Kinney and Mark Partridge would like to be added to the Planning Commission as alternates. With the support of the commission, I would like to recommend to the council that they be added as alternates. Jim Garner has resigned from the Commission. All of the Commission members agree.

**Administrative Update**

Chris hands out books. There are two possible trainings. There will be an open meeting training during a planning commission meeting with the council on February 23, 2010.

**Items for future discussion**

The lights on the bulk plant bordering Lauren Merrell's property are not shielded for light pollution. Halliburton needs to fix the lights to comply with the lighting agreement they had with the City.

**Adjourn**

Chairman Dale Harrison moved to adjourn. Walter Gale seconded the motion.

Roll Call Taken:

<b>Chairman Dale Harrison</b>	<b>Aye</b>
<b>Stanley Johnson</b>	<b>Aye</b>
<b>Walter Gale</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>

The motion passed with all voting Aye

**Next Planning and Land Use Meeting will be held on February 9, 2010 at 7:00 p.m.**