

Naples Planning and Land Use Regular Meeting November 9, 2010

Commission Present: Chairman Dale Harrison, Vice Chairman Jim Richards, Walter Gale, Cresta Slaugh, Kerry Kinney and Mark Partridge

Commission Absent: Lane Webb

Council Rep. Present: Kenneth Reynolds

Others Present: Mayor Dean Baker, Darrin Brown, Chris Hoem and Brandy Salazar

Opening Ceremonies Chairman Dale Harrison welcomed the public and the Commission to the meeting. Mark Partridge led the pledge of allegiance, Jim offered the invocation.

Verification of full Quorum The Planning Commission appointed Kerry Kinney as a regular member for November 9 2010. Chairman Dale Harrison verified a full quorum.

Approval of Agenda
November 9, 2010

Chris Hoem: Form Based Codes and Nalco, Industrial Shop Addition need to be added to the agenda for November 9, 2010. Chairman Dale Harrison moved to add Nalco after Headstart's Concept plan and the Form Based Codes to the bottom of the agenda. Vice Chairman Jim Richard seconded motion, Roll call, all aye (Cresta Slaugh arrived at meeting)

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Cresta Slaugh	Aye
Walter Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Disclosure None

Approval of Minutes
October 26, 2010

Vice Chairman Jim Richards moved to approve the minutes for October 26, 2010. Kerry Kinney seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Cresta Slaugh	Aye
Walter Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Concept Plan
Head Start Facility
1758 East 1900 South
RA-1 Zone
05:132:0111

Chris Hoem: The parking ordinance would have mandated 40 parking spaces, this has been changed due to ordinance changes. There will be 14 parking spaces, in accordance with the ordinance. The landscaping is shown and in compliance. Chairman Dale Harrison: Where would they retain drainage off of property? Chris Hoem: I have not discussed drainage, fencing or lighting yet. Darrin Brown: School facilities are required to submit plans to the Health Department for approval 30 days prior to construction. We will address drainage, how classrooms, restrooms, etc are built and the kitchens will have to be permitted through the Health Department. Chairman Dale Harrison moved to approve the concept for Head Start. Walter Gale seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Cresta Slaugh	Aye
Walter Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Nalco Addition
1465 West 1650 South
I-1 Zone
05:110:0004

Chris Hoem: This is an existing building that meets all requirements. The 40 X 60 foot addition to the west will not be visible from the highway. The exterior lighting is in place, the fence is in place, the parking is sufficient and landscaping is complete. Vice Chairman moved to accept the Nalco addition as presented for final approval. Cresta Slaugh seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Cresta Slaugh	Aye
Walter Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Shannon Karren mentioned that storm drainage runs off of Pro Petro's property onto Nalco's property, creating a deep pool and floods the landscaping into the street. Chairman Dale Harrison would like the City to send the proper notices to have Pro Petro contain the drainage from their property.

Land Use Ordinance-Discussion and Recommendation

02-22 Residential-Agricultural Zone RA-1

Chris Hoem: This has been discussed before. Chairman Dale Harrison: how long can suckling offspring stay in the zone? Chris Hoem: As soon as the offspring are weaned. Chairman Dale Harrison: There should be a limit set for age for suckling offspring. The Commission discussed adding suckling offspring “no older than 1 year old”. Mayor Baker suggested zoning subdivisions to restrict livestock and farm animals. Chris Hoem: If we are going to re-zone for subdivision guidelines, we need to make this RA-1 zone fit for 1+ acre lots. Chris Hoem asked the Commission their feelings about spot zoning. After further discussion, for future development of subdivisions with ½ acre lots, the development would be zoned differently with more strict guidelines for livestock and animals. The new minimum lot size will be .5 acres. The Commission decided on a minimum of 400 square feet per fowl with no maximum. The following was added: Any animal older than 1 year does not count as suckling offspring. PUD’s are not allowed in a RA-1. Schools are allowed. Remove public parks, they will be rezoned to a P1 (park) zone. Remove hospital and medical clinics. Frontage was changed to 100 feet. Chairman Dale Harrison moved to accept RA-1 with the changes. Walter Gale seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Cresta Slaugh	Aye
Walter Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

02-33 Street Trees

Chris Hoem: The Commission accepted this ordinance but the City Council would like some additional changes made. 02-33-010: “small trees may be planted in the planter strip between the sidewalk, even if that is within the right-of-way easement”. This was changed as a precaution for medium and large trees hanging into the road causing traffic hazards. 02-33-013 Public tree care: Planning Commission was changed to the City Code Enforcer. 02-33-015: Every owner of any tree over hanging any street or right-of-way within the city shall prune the branches, so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space ten (10) feet above the surface of the sidewalk, and at least eighteen (18) feet above dedicated city streets. 05-33-021, penalty section is stronger, it states, “Any person violating any provision of this chapter (02-33 Street Trees) shall be guilty of a class C misdemeanor”. 02-33-022 Effective date was added and 02-33-023 Enforcement: “the City Code Enforcer shall serve as the enforcement officer for the enforcement of the provisions of this chapter”. Kerry Kinney moved to accept the tree ordinance. Vice Chairman Jim Richards seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Cresta Slaugh	Aye
Walter Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Form Based Codes

Chairman Dale Harrison moved to add the Form Based Codes as Chapter 02-37 in the Land Use Ordinance. Vice Chairman Jim Richards seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Cresta Slaugh	Aye
Walter Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

General Business

**Holiday Meeting Schedule
Cancellation of 2 meetings**

Chairman Dale Harrison moved to cancel the meeting for November 23, 2010, due to the Thanksgiving Holiday and December 21, 2010 due to the Christmas Holiday. Walter Gale seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Cresta Slaugh	Aye
Walter Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Items for Future Discussion

Nalco drainage from Pro Petro.

Chairman Dale Harrison: The drainage from Pro Petro needs to be addressed soon. Mr. Karren has made sure the drainage on his property is properly dealt with. Pro Petro should be containing storm water on their property. With the drainage pooling in front of Nalco, this could cause foundation problems in the future.

Naples City Christmas Party

Mayor Baker: The Naples City Christmas Party will be held Monday December 6, 2010 at the Naples City Fire Station. We will send invitations with the time.

Adjourn

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

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Cresta Slauch	Aye
Walter Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Next Planning and Land Use Meeting will be held on November 23, 2010 at 7:00 p.m.