

**Naples Planning and Land Use
Regular Meeting
February 7, 2012**

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

Commission Absent: Cresta Slauch and Lane Webb

Council Rep. Present: Kenneth Reynolds

Others Present: Chris Hoem, Mark Wilson, Nate Mueller, Lloyd Swayne, Dean Baker, Bret Stringham, Shane Mayberry

Opening Ceremonies Vice Chairman Jim Richards welcomed everyone to the meeting. Dale Harrison led the pledge of allegiance and Kerry Kinney offered the invocation.

Verification of full Quorum Dale Harrison verified a full Quorum.

**Approval of Agenda
February 7, 2011** Dale Harrison moved to approve the agenda for February 7.
Jim Richards seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Disclosures None

**Approval of Minutes
January 31, 2012** Mark Partridge moved to approve the minutes for January 31, 2012 with the addition of the election results for the Chairman and Vice Chairman positions.
Jim Richards seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

**General Business
EVCO Development – Final Approval**

Chris Hoem: One issue we had last time was the irrigation ditch, which has been resolved. They also increased the width of the driveway access and increased the size of their storm water retention area. There will be an easement for the irrigation ways. All areas of the lot will either have landscaping, parking, or be hard surfaced. Mark Partridge: They are going to bury the pipeline to divert the water where it needs to go. Kerry Kinney

motioned to recommend final approval for EVCO. Jim Richards seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Rezone of properties on the east portion of the C-1 Commercial Downtown area

Chris Hoem: I spoke with affected property owners. It would go from Commercial to Residential, which is less intensive. Jim Richards motioned to recommend approval of the rezone. Mark Partridge seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Public Hearing

**Amendment to 02-24 Residential Zone R-1:
Reduction to minimum setback requirements**

Chris Hoem: Some of the setbacks that we have required in the R-1 zone are too large to fit a larger home in our residential subdivisions. There has been a request to reduce the minimum front and rear setbacks from 30s to 24 in the front and 20 in the back. The trade-off is the smaller yard size. Shane Mayberry: How many lots would this affect? Dale Harrison: Every unbuilt lot in our residential subdivisions throughout the city. Bret Stringham: What are the County setbacks? Chris Hoem: The County has less restrictive than this proposed change. Their setbacks are 24 feet on the front and 10 feet on the back. Shane Mayberry: In the Bonnie Lass subdivision, it is made in such a way that if people park on both sides of the road, they have to drive single file. If we do that here, we could have an undesirable situation. Bret Stringham: Residents aren't supposed to park on the street anyway. As long as Naples enforces it, which I haven't seen them do. Chris Hoem: The question is if we find a solution now or do more code enforcement later. Jim Richards: A six foot difference isn't much to be worried about. Nate Mueller: The parkable space, a minimum of 24 feet, will be from the garage door all the way to the sidewalk. Dean Baker: If vehicles are parked on the driveway, and stick out into the sidewalk, will pedestrians have to zig-zag around the backs of the vehicles. Dale Harrison: That is my main concern as well. Nate Mueller: A lot of the plans we have, show that we have enough room on the side setbacks. On many of our plans we could have plenty of room on one of the side yards to have a future parking area. Shane Mayberry: It's a mess in Bonnie Lass subdivision. Nate Mueller: Our building plans fit fine on the cul-de-sac lots. Our main concern is the row of lots on the south side and some of the corner lots. Bret Stringham: On another note, I have a problem with the big mound of dirt on the west side of the subdivision next to my property. It has noxious weeds. Mark Wilson: We will take care of the part that is on our properties. Shane Mayberry: I think the biggest thing we need to talk

about is the parking. I went down Bonnie Lass subdivision, and at this time of night, you can't have two cars pass each other. It makes it an undesirable thing. Bret Stringham: It doesn't bother me what you're doing with the setbacks, but I would like it if the back yards were fenced adjacent to my property. Nate Mueller: We have talked about a privacy fence there. Lloyd Swayne: If you use the setbacks that you have now, it really limits the size of house you can build. People don't like to take care of big lots and you end up with lots of weed problems. Jim Richards: Why not having a 14 foot back yard and a 30 foot front setback. Lloyd Swayne: People like to have bigger backyards. Nate Mueller: It cuts out a lot of families that want to have a playground out back. Dean Baker: What's wrong with taking 2 lots out of 3 lots. Shane Mayberry: That's a good idea. That's a dandy idea. That's a great idea. That's why he is the mayor. Chris Hoem: The lots are already there. Shane Mayberry: But that doesn't matter. Lloyd Swayne: You may have all the good intentions in the world, but the developer is trying to sell the house. You need to have it so they can have an adequate house. Mark Wilson: I like the idea of putting 2 lots to 3, the problem is the front to back, not the side to side. So if you did 2 lots to 3, you still have the same problem. Also, the curb and gutter and everything is already in. Chris Hoem: A compromise is to have a required paved parking area on the side yard if the 30 foot front yard setback is reduced to 24 feet. Dale Harrison motioned to close the public hearing. Wally Gale seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Public Hearing Discussion

Dale Harrison: I like the idea of the bigger homes. I think it needs to fall back on our enforcement. Dale Harrison moved to recommend approval of the changes to the R-1 setbacks. The following changes were recommended for interior lots:

1. Front setbacks to be changed to 24 foot minimum from 30 foot.
 2. Rear setbacks to be changed to 20 foot minimum from 30 foot.
- Wally Gale seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Wally Gale	Aye
Kerry Kinney	Aye
Mark Partridge	Aye

The motion passed with all voting Aye

Adjourn

Wally Gale moved to adjourn, and Mark Partridge seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Wally 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 March 13, 2012 at 7:00 p.m.