

**Naples Planning and Land Use
Regular Meeting
April 24, 2012**

Commission Present: Chairman Dale Harrison, Vice Chairman Jim Richards, Kerry Kinney, and Cresta Slaugh

Commission Absent: Mark Partridge, Wally Gale, and Lane Webb

Others Present: Chris Hoem

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

Verification of full Quorum Dale Harrison verified a full Quorum.

Approval of Agenda Dale Harrison moved to table the Fort Knox Storage CUP approval until another member of the Planning Commission arrives to the meeting since Jim Richards is involved with Fort Knox Storage, but to otherwise approve the agenda for April 24, 2012.
Cresta Slaugh seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Cresta Slaugh	Aye

The motion passed with all voting Aye.

Disclosures Jim Richards owns Fort Knox Storage and will abstain from voting on that item.

Kerry Kinney arrives at the meeting

Approval of Minutes
April 3, 2012 Dale Harrison moved to approve the minutes for April 3, 2012 with the correction that Kenneth Reynolds was indeed present at that meeting. (He was absent the previous meeting).
Jim Richards seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Cresta Slaugh	Aye
Kerry Kinney	Abstains

The motion passed with all voting Aye.

General Business
Fort Knox Storage
Conditional Use Permit

Dale Harrison dismissed Jim Richards from the front area of the meeting room while Jim presents the amendment to the Conditional Use Permit for Jim's business: Fort Knox Storage. Jim Richards described his plans and his request for the amended Conditional Use Permit. Dale Harrison: In the future, you will be required to build a sight-obscured privacy fence on your outer property line adjacent to any new residential developments. The Planning Commission reviewed the plans for the new storage facilities. Chris Hoem: We will also need to check the setbacks so that they conform to our building and fire codes.

Dale Harrison moved to approve the amended Conditional Use Permit on the condition that a privacy fence be built if and when any residential developments occur adjacent to the property in question. Cresta Slaugh seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Abstains
Cresta Slaugh	Aye
Kerry Kinney	Aye

The motion passed with all voting Aye.

Land Use Ordinance Amendment

02-21 Agricultural A-1 Zone

In line with the Planning Commission's previous decision, Dale Harrison moved to amend 02-21 Agricultural A-1 Zone to add an item under conditional uses: Storage Facilities. Kerry Kinney seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Abstains
Cresta Slaugh	Aye
Kerry Kinney	Aye

The motion passed with all voting Aye.

After the roll call, Dale Harrison invited Jim Richards back to the front of the room to join with the rest of the Planning Commission.

Equinox Inn (Replacing the Lazy K Motel)

Concept Plan Review

775 South 1500

Chris Hoem: They are planning to demolish some of the structures and remodel another structure. Then they want to add 28 new units that are all 250 square feet each. Dale Harrison: Isn't there a trailer home on the property currently? Chris Hoem: I am pretty sure that will be removed in order to complete the new hotel. Jim Richards: My main concern is the flight path. They need to contact the FAA about their building height. Chris Hoem: According to their plans, it appears they conform to our parking, lighting, landscaping, aesthetics, and setback standards. We will check with them on their storm water retention.

Dale Harrison moved to approve the concept plan for the Equinox Inn. Jim Richards seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Cresta Slaugh	Aye
Kerry Kinney	Aye

The motion passed with all voting Aye.

Administrative Updates

Chris Hoem described the National Guard Send-off that is planned for June 11, 2012 and invited the Planning Commission to attend. Chris Hoem also talked about the upcoming businesses of the month.

Adjourn

Dale Harrison moved to adjourn, and Cresta Slaugh seconded the motion.

Roll Call Taken:

Chairman Dale Harrison	Aye
Vice Chairman Jim Richards	Aye
Cresta Slaugh	Aye
Kerry Kinney	Aye

The motion passed with all voting Aye.

Next Planning and Land Use Meeting will be held on May 15, 2012 at 7:00 p.m.