

**Naples Planning and Land Use  
Regular Meeting  
January 15, 2013**

**Commission Present:** Cresta Slaugh, Lane Webb, Mark Partridge, and Bret Stringham

**Commission Absent:** Chairman Dale Harrison, Wally Gale, and Kerry Kinney

**Others Present:** Chris Hoem, Jim Richards and Councilman Ken Reynolds

**Verification of full Quorum** Cresta Slaugh verified a full Quorum.

**Approval of Agenda** Mark Partridge moved to approve the agenda with the addition of a discussion on Jim Richards following approval of the minutes. Lane Webb seconded the motion.

Roll Call Taken:

<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Mark Partridge</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Disclosures** None

**Approval of Minutes** Lane Webb motioned to approve the minutes for December 18, 2012.  
December 18, 2012. Mark Partridge seconded the motion.

Roll Call Taken:

<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Mark Partridge</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Discussion on Jim Richards** Jim Richards: I asked Chris to make a copy of the Planning Commission Bylaws. I'd like to say that I am as passionate about my public as any other on the Planning Commission and City Council. Last week, Chris called me about the meeting and 30 minutes later he called me saying I was removed from the Planning Commission. Jim Richards read parts of the bylaws and presented a case for why he should remain on the Planning Commission. Chris Hoem: What has been said is that you aren't being removed. In the previous paragraph it explains that the Mayor appoints and the City Council approves appointments annually. You were not removed without cause. You were simply not re-appointed. Ken Reynolds: The idea was to rotate members of the council. He didn't have anything against you, Jim. Mark Partridge: I would like to make the motion to table the election tonight. Also, the mayor should have come and spoken with us about this. I'm an alternate. I can sit up here and persuade others up here to vote a certain way, even though I don't always get a vote. Ken Reynolds: He didn't want the alternates to think they never have a chance to be involved on the Planning Commission. Cresta Slaugh: If the Mayor came to our meeting, then the alternates could voice their opinion that they feel they have a fair and equal voice as the regular members.

Mark Partridge: I think Jim Richards should be re-instated. I make a motion to table the election tonight and that Jim Richards be re-instated on the Planning Commission. This motion will go back to the City Council and they can override it if they want to. Lane Webb: I second the motion.

Roll Call Taken:

<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Mark Partridge</b>	<b>Aye</b>

The motion passed with all voting Aye.

**General Business**

Codale – Concept Plan

Chris Hoem: I've been working with the folks at Codale to prepare their development plan. It is located on the corner of 500 South and 1070 East. Their access will be off of 1070 East. Mark Partridge: What about their drainage slopes? Chris Hoem: So far, they still need to show their drainage slopes, confirm that their exterior lighting will be directed away from neighbors, and provide an example of their façade. Instead of stucco, they are proposing to use all stone and rock for their building exterior on all sides. Their stormwater retention calculations are also required for final plan approval. Their fences will be pre-cast concrete wall panels on the South, Southeast, and the Southwest sides. Mark Partridge motioned to approve the Codale Development Plan on condition that the remaining items be resolved. Lane Webb seconded the motion.

Roll Call Taken:

<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Mark Partridge</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Public Hearing**

Lane Webb motioned to open the Public Hearing to discuss the Naples Master Transportation Plan Update. Cresta Slaugh seconded the motion.

Roll Call Taken:

<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Mark Partridge</b>	<b>Aye</b>

The motion passed with all voting Aye.

Chris Hoem presented the following items and ideas to update the Master Transportation Plan:

1. Introduction – Background and Purpose
2. Existing Conditions – Land Use, Environmental, Socio-Economic, Traffic Counts, Functional Classifications, Biking, Pedestrians, Public Transportation, Freight, and Airport.
3. Revenues – State Class B and C Program, CIB, Federal Funds, City Funds, and Private Sources.
4. Short-range action plan – Road Construction, Road Widening, and Bus Routes
5. Long-range transportation plan – Future Road Priorities, Airport Relocation, Trail System, Bicycle Lanes/Routes, and Railroad.

Chris Hoem: Here are some ideas that may or may not happen depending on where our priorities are: Future roads where phases 2+ of Sunstone Subdivision are to connect into 1000 South, roads connecting the phases in The Farm Subdivision to provide dual access. 1000 East from 500 South down to 3000 South (this would require relocating the airport), 1500 South, 1750 South, and 2000 South going across the current airport area, 1250 East from 2500 South to 3000 South, 1750 East from 2500 South into Highway 40, 2000 East from 2500 South to 3000 South, 2750 South from 2000 East to 1750 East, 3000 South from 2000 East to 1000 East, 2850 South

from 1000 East to SR-45, 3050 South from the City border to 1000 East, and internal Pheasant Run Subdivision roads (built by the subdivision developer). We should also work on a trail system. Mark Partridge: There are other cities that allow ATV trails that connect into different parts of the city. Jim Richards: Where my son lives, they drive around in golf carts and still have space for pedestrians to walk on a wide trail. That might be a good way to connect the Simmons property with the Downtown. Chris Hoem: If you know anyone that would have any concerns with these ideas, please invite them to the next meeting on this topic. We need much more public input for this plan. I will bring back this plan with more information in the future. Cresta Slaugh motioned to close the public hearing. Lane seconded the motion.

Roll Call Taken:

<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Mark Partridge</b>	<b>Aye</b>

The motion passed with all voting Aye.

#### **Public Hearing Discussion**

Jim Richards: You should send notice about this in the city newsletter. Chris Hoem: I think that is a good idea. There was no other public comment on this matter.

#### **Administrative Updates**

Cresta Slaugh: Could you look into J-Chem? It looks to be an abandoned business. Chris Hoem: I will look into this issue.

#### **Items for Future Discussion**

Cresta Slaugh we need someone to check on the JRH parking lot lighting as it shines onto nearby residences. Bret Stringham: We need the City to plow snow on the 1000 South sidewalk.

#### **Adjourn**

Lane Webb motioned to adjourn. Mark Partridge seconded the motion.

Roll Call Taken:

<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Lane Webb</b>	<b>Aye</b>
<b>Mark Partridge</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Next Planning and Land Use Meeting will be held on February 19, 2013 at 7:30 p.m.**