

**Naples Planning and Land Use  
Regular Meeting  
May 14, 2013**

**Commission Present:** Dale Harrison, Cresta Slaugh, Kerry Kinney, Mark Partridge, Neil Cathey and Andrew Bentley.

**Commission Absent:** Wally Gale, Lane Webb, and Bret Stringham

**Others Present:** Chris Hoem, Tony Baros, Dee Henderson, Shannon Karren and Councilman Ken Reynolds

**Verification of full Quorum** Dale Harrison verified a full Quorum.

**Approval of Agenda** Cresta Slaugh moved to approve the agenda with the addition of a discussion of The Farm Phase 3 and to discuss a date for Land Use Training. Dale Harrison seconded the motion.

Roll Call Taken:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>

The motion passed with all voting Aye.

**Disclosures** None

**Approval of Minutes** Dale Harrison motioned to approve the minutes for April 16, 2013. April 16, 2013. Cresta Slaugh seconded the motion.

Roll Call Taken:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>

The motion passed with all voting Aye.

**General Business**

Microtel Final Development Review

Chris Hoem: The Concept review was back in March. Dale Harrison: Are you doing any signs detached from the building? Tony Baros: There are monument sign locations noted on the site plan. Chris Hoem: The stormwater retention was planned by IFA. There is an irrigation line that is located towards the street, away from the building areas. They have lighting located on the plan. Dee Henderson: The lighting will be focused downward. Wyndham requires us to have a photometric study done on the lighting of the parking lot. Cresta Slaugh: On the Northeast side of the property, there is a dirt driveway. There is an entrance to the parking lot on the East side. How far will that driveway be paved? If you have an entrance, you will need to have it paved. Dee Henderson: We have talked to IFA about sharing the cost of paving that. Neil Cathey: Do you have a sidewalk going all the way around? Dee Henderson: Part of the issue is that there are development plans behind our area. We weren't planning on going all the way around the building, but instead to landscape it. Dale Harrison: Where it says Future Development, what will be there? Dee Henderson: We are working with a restaurant to locate there. It is important for us that there is a good restaurant there to take care of the clients. We are currently in discussions with the restaurant developer. Cresta Slaugh: Sidewalk will be required along the hotel's side of 1100 South IFA Road. Dee Henderson: We agree to this sidewalk. Neil Cathey: It is a good idea to have a sidewalk on the East side of the

property. Tony Baros: About the East entrance, we can put a temporary barrier at that parking lot entrance until the driveway off of the development property is paved in the future. Dee Henderson: We plan to break ground by August 1<sup>st</sup>, and the construction will last 8 months. Dale Harrison made a motion to recommend final approval for the Microtel Hotel development including a condition that when the Northeast entrance is used, it will need to be paved all the way to 1000 South. Mark Partridge seconded the motion.

Roll Call Taken:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>
<b>Mark Partridge</b>	<b>Aye</b>
<b>Neil Cathey</b>	<b>Aye</b>

The motion passed with all voting Aye.

#### Dan's Tire Expansion Approval

Chris Hoem: They have planned to build 1 new building, and expand 1 existing building. All the buildings will have new matching facades. If the building code or fire code requires it, then Shannon Karren will adjust his property line with his adjacent property to accommodate side setbacks. There will be new landscaping and improved stormwater drainage as well. Shannon Karren: The alleyway to the North, we're going to build a cement wall there and repave the whole area. A cement gutter will go down the center. Dale Harrison made a motion to recommend approval to the City Council for the Dan's Tire Expansion. Cresta Slaugh seconded the motion.

Roll Call Taken:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>
<b>Mark Partridge</b>	<b>Aye</b>
<b>Neil Cathey</b>	<b>Aye</b>

The motion passed with all voting Aye.

#### Items for Future Discussion

Chris Hoem: About The Farm Subdivision, they would like to know how feasible it would be to develop property East of phase 2. They want to build 30 or more new lots over there. They have discussed building a very wide road there to mitigate the bottleneck of transportation in and out of that area. Dale Harrison: They need to have at least 2 accesses to have that many homes back there. The reason for this is to have adequate emergency vehicle access.

Chris Hoem: Let's have a training next meeting.

Dale Harrison: It sounds like the new subdivision plans South of Hunter Hollow are being tabled at the County. I heard that there are too many irrigation lines in the way.

#### **Adjourn**

Dale Harrison motioned to adjourn. Cresta Slaugh seconded the motion.

Roll Call Taken:

<b>Dale Harrison</b>	<b>Aye</b>
<b>Cresta Slaugh</b>	<b>Aye</b>
<b>Kerry Kinney</b>	<b>Aye</b>
<b>Mark Partridge</b>	<b>Aye</b>
<b>Neil Cathey</b>	<b>Aye</b>

The motion passed with all voting Aye.  
**Next Planning and Land Use Meeting will be held on June 18, 2013 at 7:30 p.m.**