

CARSON CITY PLANNING COMMISSION

Minutes of the March 31, 2010 Meeting

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A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, March 31, 2010 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Mark Kimbrough
Vice Chairperson Craig Mullet
Commissioner Malkiat Dhami
Commissioner Steve Reynolds
Commissioner William Vance
Commissioner George Wendell

STAFF: Lee Plemel, Planning Division Director
Jennifer Pruitt, Principal Planner
Jeff Sharp, City Engineer
Joel Benton, Senior Deputy District Attorney
Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the commission's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

A. CALL TO ORDER, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE (5:00:54) - Chairperson Kimbrough called the meeting to order at 5:00 p.m. Roll was called; a quorum was present. Vice Chairperson Mullet led the pledge of allegiance. Commissioner Stockton was absent.

B. COMMISSION ACTION ON APPROVAL OF MINUTES - February 24, 2010 (5:01:49) - Commissioner Vance moved to approve the minutes. Commissioner Wendell seconded the motion. Motion carried 6-0.

C. MODIFICATION OF AGENDA (5:02:18) - None.

D. PUBLIC COMMENTS (5:02:27) - None.

E. STAFF PUBLIC SERVICE ANNOUNCEMENTS (5:03:02) - Mr. Plemel encouraged everyone to mail in their census forms, and discussed associated efficiencies.

F. DISCLOSURES (5:04:13) - Commissioner Reynolds advised he would be recusing himself from discussion and action of item H-2 because of his School Board membership.

G. CONSENT AGENDA (5:04:26) - None.

H. PUBLIC HEARING MATTERS

H-1. SUP-10-013 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM ROGERS MEDIA (PROPERTY OWNER: BILL KUGLER) TO REVIEW AN EXISTING BILLBOARD, ON PROPERTY ZONED GENERAL COMMERCIAL (GC) AND MOBILE HOME 6,000 (MH6), LOCATED AT 3700 HIGHWAY 50 EAST, APN 008-271-04 (5:05:54) - Chairperson Kimbrough introduced this item, and Mr. Plemel reviewed the agenda report in conjunction with displayed slides. He noted staff's recommendation of approval subject to the conditions included in the staff report.

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(5:08:25) Matt Rogers, of Rogers Media Company, acknowledged agreement with the conditions of approval. In response to a question, he advised of “property taxes ... plus state fees” in addition to the City taxes and licensing fees.

Chairperson Kimbrough entertained public comment and, when none was forthcoming, a motion. **Commissioner Vance moved to approve SUP-10-013, a special use permit application from Rogers Media Company to allow the continued use of a double-faced, maximum 28-foot high, 10 feet by 40 feet or 400 square feet off-premises (billboard) sign, on property zoned general commercial, located a 3700 Highway 50 East, APN 008-271-04, based on the findings and subject to the conditions of approval contained in the staff report. Commissioner Reynolds seconded the motion. Motion carried 6-0.**

H-2. SUP-10-014 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM MANHARD CONSULTING (PROPERTY OWNER: CARSON CITY SCHOOL DISTRICT) TO ALLOW A GREENHOUSE AT CARSON HIGH SCHOOL, ON PROPERTY ZONED PUBLIC (P)/AGRICULTURE (A), LOCATED AT 1111 NORTH SALIMAN ROAD, APN 010-041-64 (5:11:15) - Chairperson Kimbrough introduced this item, and Ms. Pruitt reviewed the agenda report in conjunction with displayed slides. She noted that the required findings had been met by the applicant, and staff’s recommendation of approval. In response to a question, she pointed out, on a displayed aerial photograph, the area designated for garden plots.

(5:15:52) Mark Rotter, of Manhard Consulting, provided background information on The Greenhouse Project (“the project”), as outlined in the application materials included in the agenda packet. He thanked Planning Division staff for their assistance in preparing the application materials, and advised of his agreement with the conditions of approval. He introduced The Greenhouse Project Board member Mark Lopiccolo, Attorney Bryce Alstead, and representatives of the School District who were present in the meeting room. He acknowledged the project is in partnership with the School District. He introduced The Greenhouse Project Board President Karen Abowd.

(5:18:07) Ms. Abowd provided additional background information on the project. In response to a previous question, she advised that a portion of the project will be designated for public use. She explained that the project will include part-time employees as well as volunteer master gardeners. Vice Chairperson Mullet commended the concept and the use of alternative energy sources in the design. In response to a further question, Ms. Abowd advised that the public portion of the project will be accessible on weekends. “... hours for the greenhouse likely will be from 7:00 to 7:00. ... It will be gated and locked otherwise.” Vice Chairperson Mullet discussed concerns with regard to adequate parking. Ms. Abowd advised that the project will mainly involve “student use. It’ll be limited public use.” In response to a question regarding funding sources, she advised of having applied for several different grants. She acknowledged that the entrepreneurial aspect supports the non-profit aspect of the project. She advised that the students will have a “CSA program where they learn business skills as well as gardening skills and the money earned from that will go back into the program to help keep it going.” She acknowledged that the students will be involved in the business plan. Chairperson Kimbrough commended the project. Ms. Abowd acknowledged agreement with the conditions of approval. In response to a question, she reviewed cost estimates for greenhouse construction.

Chairperson Kimbrough called for public comment and, when none was forthcoming, entertained a motion. Commissioner Wendell commended the project, noted the significance of agriculture in Nevada, and congratulated everyone involved in the endeavor. **Commissioner Wendell moved to approve SUP-10-**

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014, a special use permit application from Manhard Consulting to allow a greenhouse project with vegetable and flower garden plots, on property zoned public, located at 1111 North Saliman Road, APN 010-041-53, based on seven findings and subject to the recommended conditions of approval contained in the staff report. Commissioner Vance seconded the motion. Motion carried 6-0. (5:27:26) In response to a question, Mr. Plemel explained the requirements for detached accessory structures depending upon the zoning district.

I. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

I-1. COMMISSIONER REPORTS / COMMENTS (5:25:57) - Commissioner Reynolds announced his resignation, effective June 2010, and expressed appreciation for the experience. Chairperson Kimbrough commended Commissioner Reynolds' Planning Commission and community service.

I-2. DIRECTOR'S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS (5:29:00) - Mr. Plemel advised that first reading on the proposed ordinance pertinent to the age of manufactured homes in mobile home parks was postponed to the April 1st Board of Supervisors meeting. He reviewed the tentative agenda for the April commission meeting. He discussed the ethics and Open Meeting Law training session which was held on March 30th, and offered to provide copies of the distributed materials to the commissioners. He advised that Chairperson Kimbrough and Commissioners Reynolds and Stockton's terms expire in June 2010. He provided application information for the benefit of the public.

J. ACTION ON ADJOURNMENT (5:34:38) - Commissioner Wendell moved to adjourn the meeting at 5:34 p.m. Commissioner Reynolds seconded the motion. Motion carried 6-0.

The Minutes of the March 31, 2010 Carson City Planning Commission meeting are so approved this _____ day of April, 2010.

MARK KIMBROUGH, Chair