

MINUTES
Special Meeting
Carson City Administrative Permit Review
Friday, October 3, 2014 ● 2:00 PM
Business Resource Innovation Center (BRIC)
Conference Room A, 108 East Proctor Street, Carson City, Nevada

Applicants

Gene Van Sickle, Property Owner
De Anne Van Sickle, Property Owner
Brenda Dahlquist, RCM Reality Group

Staff

Lee Plemel – Community Development Director
Susan Dorr Pansky – Planning Manager
Kathe Green – Assistant Planner
Kevin McCoy, Senior Compliance Officer
Tamar Warren – Deputy Clerk/Recording Secretary

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

A CALL TO ORDER (2:00:22)

B MODIFICATIONS TO THE AGENDA – None.

C PUBLIC COMMENTS (2:01:23) – None.

D PUBLIC HEARING: ACTION ITEM

D-1 ADM-14-075 FOR POSSIBLE ACTION: TO CONSIDER AN ADMINISTRATIVE PERMIT APPLICATION FROM PROPERTY OWNERS GENE AND DE ANNE VAN SICKLE TO ALLOW CONSTRUCTION OF A 2,200 SQUARE FOOT DETACHED ENGINEERED METAL GARAGE, ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (SF1A), LOCATED AT 3 SENTINEL CIRCLE, APN 010-321-07.

(2:02:45) – Mr. Plemel gave background, introduced the item, and outlined the hearing process.

(2:02:55) – Ms. Dorr Pansky presented the agenda materials, which are incorporated into the record. She noted that the applicants were requesting to construct a detached metal garage on property zoned SF1A, adding that due to the size of the requested building, the approval of an Administrative Permit was required.

(2:06:15) – Mr. Plemel received confirmation from the applicants that they had read the Staff Report and agreed with the conditions of approval. He was also informed by the applicants that an existing barn on the property, that currently housed the equipment to be placed in the new structure, would house chickens and dogs in the future. The applicants also confirmed that they would not add any additional farm animals which they had previously planned. Ms. Dorr Pansky clarified that the applicant was requesting to build three sheds on the property.

PUBLIC COMMENTS

(2:09:08) – Ed Peterman identified himself as a neighbor of the Van Sickles and commented that they had turned the property “from an eyesore to a really nice house”, thus improving the neighborhood.

(2:09:48) – [Assemblyman] Pete Livermore also introduced himself as a neighbor and noted that one of his concerns, painting or finishing the metal building in a non-reflective material, had been addressed. He also inquired about Carson City Municipal Code 18.05.045, which addressed home-based businesses. Mr. Livermore was concerned about storing heavy equipment and commercial tools in the structures, and having employees frequent the property, which was prohibited by the code.

(2:12:15) – Mr. Plemel referred to condition of approval number 13, which obligated the applicant to comply with the restrictions of Title 18.05.45, for home-based businesses.

(2:13:09) – Kevin McCoy, Senior Code Enforcement Officer for Carson City, stated that “commercial equipment related to a business is not allowed to be stored at the home”. He also clarified that small “tools of the trade” such as saws are allowed. Ms. Van Sickle noted that the “bobcat” they have is personal equipment and is used on the property. Mr. Van Sickle noted that he had stored many of the equipment and trucks on the property because they had belonged to his father who had recently passed away. Mr. Van Sickle explained that he was in the process of repairing and selling them. Discussion ensued regarding the code enforcement process.

(2:18:35) – Mr. Plemel thanked everyone for attending and addressing questions and concerns relating to the proposed metal structure. He approved ADM-14-075, a request from Gene and De Anne Van Sickle to allow construction of a 2,200 square foot detached engineered metal garage on a property zoned Single Family One Acre, located at 3 Sentinel Circle, APN 010-321-07 based on the findings and subject to conditions of approval contained in the Staff Report. Mr. Plemel informed the applicant and the public that this decision may be appealed within 10 days.

E. PUBLIC COMMENT (2:19:58) – None.

F. ADJOURNMENT (2:20:09) – Mr. Plemel adjourned the meeting at 2:20 p.m.

The Minutes of the October 3, 2014 Administrative Permit Review meeting are respectfully submitted this 16th day of October, 2014.

ALAN GLOVER, Clerk - Recorder

By: _____
Tamar Warren, Deputy Clerk/Recording Secretary