

DRAFT MINUTES
Regular Meeting
Carson City Planning Commission
Wednesday, July 29, 2015 ● 5:00 PM
Community Center Sierra Room, 851 East William Street, Carson City, Nevada

Commission Members

Chair – George Wendell	Vice Chair – Paul Esswein
Commissioner – Victor Castro	Commissioner – Monica Green
Commissioner – Walt Owens	Commissioner – Daniel Salerno
Commissioner – Mark Sattler	

Staff

Lee Plemel, Community Development Director
 Danny Rotter, Engineering Manager
 Joseph Ward, Deputy District Attorney
 Tamar Warren, Deputy Clerk/ Recording Secretary

NOTE: A recording of these proceedings, the board’s 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 are available for review during regular business hours.

An audio recording of this meeting is available on www.Carson.org/minutes.

A. ROLL CALL, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE (4:59:19) – Chairperson Wendell called the meeting to order at 4:59 p.m. Roll was called and quorum was present. Commissioner Green led the Pledge of Allegiance.

Attendee Name	Status	Arrived
Chairperson George Wendell	Present	
Vice Chairperson Paul Esswein	Present	
Commissioner Victor Castro	Absent	
Commissioner Monica Green	Present	
Commissioner Walt Owens	Present	
Commissioner Daniel Salerno	Present	
Commissioner Mark Sattler	Present	

B. PUBLIC COMMENTS (5:00:29) – None.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES – MAY 27, 2015 AND JUNE 24, 2015.

(5:01:25) – MOTION: I move to approve the minutes of the May 27, 2015 meeting as amended.

RESULT:	APPROVED (6-0-0)
MOVER:	Esswein
SECONDER:	Salerno
AYES:	Wendell, Esswein, Green, Owens, Salerno, Sattler
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Castro

(5:01:56) – MOTION: I move to approve the minutes of the June 24, 2015 meeting as written.

RESULT:	APPROVED (6-0-0)
MOVER:	Sattler
SECONDER:	Esswein
AYES:	Wendell, Esswein, Green, Owens, Salerno, Sattler
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Castro

D. MODIFICATIONS OF AGENDA

(5:03:20) – None.

E. DISCLOSURES

(5:03:34) – None.

F. PUBLIC HEARING MATTERS

F-1 SUP-15-056 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM MCDONALD FAMILY TRUST (PROPERTY OWNER: HERITAGE BANK OF NEVADA) TO ALLOW EQUIPMENT RENTAL, PERMANENT OUTSIDE STORAGE EXCEEDING 20% OF THE PARCEL AREA, PERMANENT OUTSIDE SALES AND DISPLAY ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 2292 S. CARSON ST., APN 009-052-07.

(5:03:56) – Chairperson Wendell introduced the item.

(5:04:20) – Mr. Plemel presented the Staff Report with the recommended conditions of approval, incorporated into the record. He also indicated that no feedback had been received to public notices sent to surrounding property owners.

(5:07:19) – Mike Raily with Rubicon Group, representing the applicant, stated his agreement with the conditions of approval outlined in the Staff Report

(5:08:08) – Commissioner Salerno received confirmation that some of the parking areas and the buildings would be rehabilitated, especially those that create a safety hazard. He was also informed that the easement would not be altered. Commissioner Sattler inquired about equipment height limitations and he was informed that the displays would rotate and would not be permanent, as they would be moved inside after hours.

There were no public comments.

(5:11:56) – MOTION: I move to approve SUP-15-056, a Special Use Permit request from McDonald Family Trust (owner: Heritage Bank of Nevada) to allow equipment rental, permanent outside storage exceeding 20% of the parcel area, permanent outside sales and display in the General Commercial zoning district, located at 2292 South Carson Street/APN 009-052-07, based on the findings and subject to the conditions of approval contained in the staff report.

RESULT:	APPROVED (6-0-0)
MOVER:	Esswein
SECONDER:	Sattler
AYES:	Wendell, Esswein, Green, Owens, Salerno, Sattler
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Castro

F-2 SUP-04-095 FOR POSSIBLE ACTION: TO CONDUCT A FIVE-YEAR REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT GRANTED TO CINDERLITE (PROPERTY OWNERS: GOLDEN SIERRA INV & BLM) FOR AN EXTRACTION OPERATION ON PROPERTY ZONED PUBLIC REGIONAL (PR) AND CONSERVATION RESERVE (CR), LOCATED AT 6100 GONI ROAD, APNS 008-011-06, -11, -57, AND -58.

(5:13:22) – Chairperson Wendell introduced the item.

(5:14:00) – Mr. Plemel reviewed the Staff Report which is incorporated into the record. He noted that they had received comments from nearby residents, also incorporated into the record along with Staff responses. Commissioner Salerno was informed that inflation was factored into the original estimate for the future reconstruction of Goni Road. Vice Chairperson Esswein suggested removing the 12-year timeframe from the conditions of approval.

(5:28:50) – Greg Lehman, President of Cinderlite, introduced himself and noted his agreement to the Staff Report and the conditions of approval, adding that not all truck traffic and subsequent damage was caused by Cinderlite. Mr. Lehman also explained that they do their best to keep tax revenue in this county by selling FOB (Freight on Board) which would indicate that the sale has occurred at the shipping location and not at the destination. Similarly, he noted that they purchase fuel in Carson City to keep the tax revenue locally.

(5:34:15) – Commissioner Owens was informed that the “other pits” comprise about 40 or 50 percent of Cinderlite’s operation. Mr. Lehman offered to provide the Commissioners a tour of the facilities, and explained how noise is mitigated.

PUBLIC COMMENTS

(3:40:40) – None.

(5:41:00) – MOTION: I move to approve the five year review of SUP-04-095, a Special Use Permit to allow an extraction operation known as the Cinderlite Goni Road Pit, located at 6100 Goni Road, APNs 008-011-58, 008-011-57, 008-011-06 and 008-011-11, based on the evaluation of the conditions of approval and subject to the amended conditions of approval contained in the staff report.

(5:42:14) – Commissioner Owens was concerned that the 300-foot notification circumference was not enough in this instance. Mr. Ward explained that any change to the notification process would require the changing of the code, which, according to Mr. Ward, provided a larger distance than the Nevada Revised Statute.

RESULT:	APPROVED (6-0-0)
MOVER:	Sattler
SECONDER:	Esswein
AYES:	Wendell, Esswein, Green, Owens, Salerno, Sattler
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Castro

G. STAFF REPORTS (NON-ACTION ITEMS)

G-1 DIRECTOR'S REPORT TO THE COMMISSION.

(5:46:18) – Mr. Plemel invited the Commissioners to the upcoming Nevada Chapter of the American Planning Association Conference in Reno on September 13 -15, 2015. He also announced the expiration of Chairperson Wendell and Commissioner Esswein’s terms on the Commission, adding that Vice Chairperson Esswein had applied for reappointment. He also indicated that the applicant interviews would be conducted on August 6, 2015. Mr. Plemel thanked Chairperson Wendell for his eight years of service on the Planning Commission.

FUTURE AGENDA ITEMS

(5:47:45) – Mr. Plemel noted that a special use permit for a medical marijuana dispensary sign would be up for discussion in August, in addition to another sign for the remodeled Citibank building. He also stated that a residential development on Eagle Station Lane will also be discussed.

COMMISSIONER REPORTS/COMMENTS

(5:49:20) – Commissioner Sattler indicated that the Commission had lost many senior members and hoped that the Board of Supervisors would take that into consideration when appointing new commissioners. He also thanked Chairperson Wendell for his service. Chairperson Wendell thanked the Commission and the Board of Supervisors for their confidence in him and for appointing him to two consecutive terms. He also thanked Mr. Plemel and Staff for their professionalism.

H. PUBLIC COMMENT

(5:51:40) – Tricia Lincoln introduced herself as an area resident and presented her concerns regarding the road damage caused by the weight of the Cinderlite trucks on Goni Road. She also noted that most of the trucks were not registered in Nevada, adding that adequate funds were not reserved as required by the bond designated for road repair.

I. FOR POSSIBLE ACTION: FOR ADJOURNMENT

(5:54:10) – MOTION: Commissioner Sattler moved to adjourn. The motion was seconded by Vice Chairperson Esswein. The meeting was adjourned at 5:54 p.m.

The Minutes of the July 29, 2015 Carson City Planning Commission meeting are so approved this 26th day of August, 2015.

PAUL ESSWEIN, Vice Chair