

CARSON CITY PLANNING COMMISSION

Minutes of the June 25, 2014 Meeting

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A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, June 25, 2014 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson George Wendell
Vice Chairperson Paul Esswein
Commissioner Malkiat Dhami
Commissioner Mark Kimbrough
Commissioner Walt Owens
Commissioner Mark Sattler
Commissioner Kent Steele

STAFF: Lee Plemel, Community Development Department Director
Susan Dorr Pansky, Planning Manager
Daniel Rotter, Engineering Manager
Joseph Ward, Senior Deputy District Attorney
Kathleen King, Chief Deputy Clerk

NOTE: A recording of these proceedings, the commission's agenda materials, and any written comments or documentation provided to the clerk, 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, ROLL CALL, AND PLEDGE OF ALLEGIANCE (5:00:59) - Chairperson Wendell called the meeting to order at 5:00 p.m. Roll was called; a quorum was present. At Chairperson Wendell's request, Commissioner Owens led the pledge of allegiance.

B. PUBLIC COMMENTS (5:02:12) - Chairperson Wendell entertained public comment; however, none was forthcoming.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES - May 28, 2014 (5:03:00) - Chairperson Wendell entertained a motion. **Commissioner Sattler moved to accept the minutes, as written. Vice Chairperson Esswein seconded the motion. Motion carried 7-0.**

D. MODIFICATION OF AGENDA (5:03:24) - Chairperson Wendell entertained modifications to the agenda. Mr. Plemel clarified that the Planning Commission's action on item F-4 will be forwarded as a recommendation to the Board of Supervisors.

E. DISCLOSURES (5:04:08) - Chairperson Wendell entertained disclosures of the commissioners. Vice Chairperson Esswein advised of a brief conversation with Dan Wheeler regarding item F-5. He clarified "there was no discussion of specifics ..." Commissioner Steele advised of a vested interest in item F-2, and that he would recuse himself from discussion and action on that time.

F. PUBLIC HEARING MATTERS:

F-1. SUP-14-027 POSSIBLE ACTION TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM THE NEVADA STATE RAILROAD MUSEUM (PROPERTY OWNER: STATE OF NEVADA DIVISION OF STATE LANDS) TO ALLOW A NEW, FREESTANDING LED SIGN AT THE NEVADA STATE RAILROAD MUSEUM, ON PROPERTY ZONED PUBLIC ("P"), LOCATED AT 2180 SOUTH CARSON STREET, APN 003-302-02 (5:05:05) - Chairperson Wendell introduced this item, and Ms. Dorr Pansky reviewed the agenda materials in conjunction with

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displayed slides. Ms. Dorr Pansky noted staff's recommendation of approval, with the conditions as outlined in the staff report. She advised of having received no public comments on the project. Chairperson Wendell entertained questions or comments of the commissioners. Ms. Dorr Pansky advised that the sign is proposed to be located in a flood plain area, and that a condition of approval addresses the same.

Chairperson Wendell welcomed Peter Barton. (5:08:33) Nevada State Museum Administrator Peter Barton provided background information on the proposed project. In response to a question, Mr. Barton advised of having reviewed the conditions of approval, and of his agreement with the same. He responded to questions regarding landscaping and lighting plans, and proposed sign height. Commissioner Kimbrough commended the proposed design.

Chairperson Wendell entertained public comment. (5:13:25) Robert Swintak made a suggestion with regard to the digital display, and Mr. Barton discussed the possibility of utilizing video in the sign display.

Chairperson Wendell entertained additional public comment and, when none was forthcoming, additional discussion of the commissioners or a motion. **Commissioner Dhami moved to approve SUP-14-027, a special use permit request to allow a new, freestanding LED sign at the Nevada State Railroad Museum, on property zoned public, located at 2180 South Carson Street, APN 003-032-04, based on the findings and subject to the conditions of approval contained in the staff report. Commissioner Sattler seconded the motion.**

RESULT:	Approved [7 - 0]
MOVER:	Commissioner Malkiat Dhami
SECOND:	Commissioner Mark Sattler
AYES:	Commissioners Dhami, Sattler, Kimbrough, Owens, Steele, Vice Chair Esswein, Chair Wendell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

F-2. SUP-14-033 POSSIBLE ACTION TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM THE NEVADA DEPARTMENT OF TRANSPORTATION (PROPERTY OWNER: NEVADA DEPARTMENT OF TRANSPORTATION) TO ALLOW THE CONSTRUCTION OF A NDOT MANAGEMENT FACILITY, ON PROPERTY ZONED LIMITED INDUSTRIAL ("LI"), LOCATED AT 2296 FAIRVIEW DRIVE, APN 010-053-01 (5:15:48) - Chairperson Wendell introduced this item, and noted, for the record, that Commissioner Steele had stepped away from the dais. Ms. Dorr Pansky reviewed the agenda materials, in conjunction with displayed slides, and responded to questions of clarification regarding details of the project.

Chairperson Wendell welcomed the applicant to the podium. (5:20:45) Stephen Teed, representing the Nevada Department of Transportation Architecture Division, provided an overview of the application included in the agenda materials and responded to questions of clarification. In response to a further question, Mr. Teed acknowledged agreement with the conditions of approval as outlined in the staff report. He emphasized that the subject project is being done in cooperation with the Carson City Public Works Department and that the City will benefit from the facility.

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Chairperson Wendell entertained public comment and, when none was forthcoming, a motion. **Commissioner Sattler moved to approve SUP-14-033, a special use permit application to allow construction of a Nevada Department of Transportation storage maintenance facility, on property zoned limited industrial, located at 2296 Fairview Drive, APN 010-053-01, based on the findings and subject to the conditions of approval contained in the staff report. Vice Chairperson Esswein seconded the motion.**

RESULT:	Approved [6 - 0 - 1]
MOVER:	Commissioner Mark Sattler
SECOND:	Vice Chair Paul Esswein
AYES:	Commissioner Sattler, Vice Chair Esswein, Commissioners Dhami, Kimbrough, Owens, Chair Wendell
NAYS:	None
ABSENT:	None
ABSTAIN:	Commissioner Kent Steele

Commissioner Steele returned to the dais.

F-3. SUP-14-034 POSSIBLE ACTION TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM BARCADE (PROPERTY OWNER: JEET HOTELS, LLC) TO ALLOW THE PLACEMENT OF A BAR, ON PROPERTY ZONED RETAIL COMMERCIAL (“RC”), LOCATED AT 1914 NORTH CARSON STREET, APN 001-091-04 (5:25:29) - Chairperson Wendell introduced this item, and Ms. Dorr Pansky reviewed the agenda materials in conjunction with displayed slides. Chairperson Wendell entertained questions or comments of the commissioners and, when none were forthcoming, invited the applicant to the podium.

(5:27:32) Mike Richardson introduced himself for the record and acknowledged having heard Ms. Dorr Pansky's presentation. He further acknowledged having reviewed the conditions of approval, as outlined in the staff report, and his agreement with the same. He responded to questions of clarification regarding plans for the Barcade operation.

Chairperson Wendell entertained public comment. (5:33:13) Nick Galakatos, owner of the Evergreen Center, expressed opposition to another bar. Ms. Dorr Pansky responded to questions of clarification regarding liquor license requirements, and advised that the Liquor and Entertainment Board had approved Mr. Richardson's liquor license, contingent on the approval of the commission's approval of the subject special use permit. Mr. Galakatos reiterated opposition to the Barcade operation.

Chairperson Wendell entertained additional public comment; however, none was forthcoming. In response to previous comments, Ms. Dorr Pansky explained the commission's discretionary review authority over the special use permit. Chairperson Wendell entertained discussion of the commissioners and, when none was forthcoming, a motion. **Commissioner Dhami moved to approve SUP-14-034, a special use permit application to allow the placement of a bar, on property zoned retail commercial, on a parcel located at 1930 North Carson Street, APN 001-091-04, based on the findings and subject to the conditions of approval contained in the staff report. Commissioner Sattler seconded the motion.**

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RESULT:	Approved [6 - 1]
MOVER:	Commissioner Malkiat Dhami
SECOND:	Commissioner Mark Sattler
AYES:	Commissioners Dhami, Sattler, Kimbrough, Owens, Vice Chair Esswein, Chair Wendell
NAYS:	Commissioner Kent Steele
ABSENT:	None
ABSTAIN:	None

F-4. PUD-14-039 POSSIBLE ACTION TO CONSIDER A REQUEST FOR MODIFICATION OF THE GOVERNOR'S SQUARE PLANNED UNIT DEVELOPMENT FROM MARK TURNER (PROPERTY OWNER: STEWART AND 50 PLAZA, LLC, YORT, LLC) TO CONVERT SIX COMMERCIAL LOTS TO RESIDENTIAL USES, ON PROPERTY ZONED NEIGHBORHOOD BUSINESS - PLANNED UNIT DEVELOPMENT ("NB - P"), LOCATED AT 1205, -15, -35, -45, -65, -85 BAROSSA WAY, APNs 004-361-01, -02, -03, -04, -05, and -06 (5:39:00) - Chairperson Wendell introduced this item, and Ms. Dorr Pansky reviewed the agenda materials in conjunction with displayed slides. She responded to questions of clarification regarding parking, building height, unit storage, and fencing.

Chairperson Wendell invited Mark Turner to the podium. (5:51:49) Mr. Turner introduced himself, for the record, and acknowledged having heard Ms. Dorr Pansky's presentation. Mr. Turner further acknowledged having reviewed the conditions of approval, as outlined in the staff report, and his agreement with the same. In response to previous questions, in conjunction with displayed slides, he discussed unit storage and fencing. Ms. Dorr Pansky and Mr. Turner responded to questions of clarification regarding setback requirements, the number of units being rented in the Governor's Square PUD, and design details.

Chairperson Wendell entertained public comment. (5:58:41) Brad Bonkowski, representing Stewart and 50 Plaza, LLC and Yort, LLC, provided background information on the existing zoning and discussed plans for parking. Chairperson Wendell entertained questions of the commissioners; however, none were forthcoming.

(6:00:35) Elizabeth Kantura, a resident of 1201 Toscana Way, provided background information on purchase of her town home. She discussed concerns over the "money class of people" who might be living in the proposed apartment homes and her property value. She expressed "no problem" with a commercial development as "that's what we ... understood when we purchased the property." She advised of having heard nothing from the homeowners association "to see how the majority of the owners in Governor's Square feel." She requested the commission to defer action until such time as the homeowners association can meet.

(6:04:03) James Alexander, "the owner of a town home on Barossa Way," expressed concern over increased traffic, higher density, blocked views, and decreased property values. As a licensed architect, he discussed concerns over the proposed design and over ingress / egress, in conjunction with displayed slides.

(6:08:49) Riley Kerr advised that the area designated for parking in the proposed development is part of the homeowners association, and suggested that "some work needs to be done in terms of what are the agreements that allows them to use those parking spaces."

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(6:11:09) Helen Swintek, advised that she owns “one of the rental units on Barossa Way,” and that “we have to go by all of the HOA requirements. We're not allowed to have our renter leave their garbage can out, old cars in the driveway ... So, ... they should have to do the same thing to keep it clean ...”

(6:12:02) Mallory Wilson, introduced herself as “a residential real estate agent and ... a junior in pursuit of [her] bachelor's degree of economics at UNR.” She advised of a business and personal relationship with Andie Wilson, a well-known commercial real estate agent in the area, who has estimated that the duplexes would sell for \$260,000. Ms. Wilson advised that the average sales price of the existing units, over the last six months, is \$136,000. She expressed the belief that property values would not be compromised by the proposed rental units. She discussed due diligence responsibilities, and expressed the opinion that “the owners of the properties along that front street, Barossa Way, ... had a duty, as a buyer, and the real estate agent has a duty ... to look into that and see what possibilities could have come with that.” She reviewed economic data from the Illinois Section Institute of Traffic Engineers, and expressed the opinion that the existing commercial zoning would result in “14 times the traffic counts ...”

(6:15:12) Nedra Chamberlin, a resident and property owner on Barossa Way, expressed no opposition to a commercial development adjacent to her property. She advised of having been informed that she paid a premium for the mountain view, and discussed various concerns over the value of her investment being affected by the proposed development. She expressed strong opposition to the proposed project.

(6:19:24) In conjunction with displayed slides, Roger Merritt discussed concerns over pedestrian traffic through the Governor's Square “common areas.” He read a prepared statement into the record expressing opposition to the proposed project.

(6:26:14) James Alexander expressed appreciation for Mr. Merritt's comments. In response to Ms. Wilson's comments, he noted the commercial properties would be “closed ... some of the time. Renters are going to be there 24 hours a day.” He expressed opposition to going from “commercial ... past town houses to renters.”

(6:27:21) Kathleen Cass, a resident of Barossa Way, expressed opposition to the proposed modification and the proposed development. She expressed opposition to Ms. Wilson's comments in consideration that no one knew there would be a recession, and concern over an additional decline in the property value due to the proposed development.

(6:29:16) Don Heldoorn, a Governor's Square property owner, discussed various reasons for his opposition to the proposed zoning modification. He requested the commission to defer action for 30 days until such time as the homeowners association members can meet and discuss the proposed modification.

In response to previous comments, Ms. Dorr Pansky reviewed the public noticing process and advised that the property line is “at the back of the sidewalk, not at the pavement.”

(6:35:20) Riley Kerr advised that he is a member of the homeowners association board, but clarified “the board only represents what's inside the community, not what's outside and these apartments are outside the jurisdiction of what the HOA board is responsible for.” He expressed the opinion that “the cart [is] in front of the horse,” in consideration of the existing easement for commercial development. He expressed agreement with earlier comments that sufficient time is needed to meet with Mr. Turner to “figure out what to do with the easement part before ... a special use permit.” Mr. Kerr responded to questions of clarification in conjunction with a displayed slide.

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(6:39:48) Brad Bonkowski pointed out that conditions of approval 21 and 22 address Mr. Kerr's concerns regarding the revised CC&Rs and the revised cost sharing agreement. Mr. Bonkowski advised that residential homeowners have never been allowed to park on the west side of the development. He referenced Section 8.3 of the Easement and Cost Sharing Agreement.

(6:41:14) Rory Cass, on behalf of his mother, Kathleen, expressed concern over the proposed zoning modification in consideration of decreasing property values. He expressed adamant disagreement with the proposed modification.

(6:42:33) Bob Swintek expressed agreement with previous comments, and provided background information on the purchase of his property. He expressed concern over decreasing property values and described the proposed modification as "somebody buying some property and is going to change some zoning and, then infringe on somebody else's investment so they have a nice investment in return." He expressed opposition to the developer gaining at the expense of the existing property owners.

(6:44:12) Brenda Heldoorn provided background information on the reasons for purchasing her town home, and expressed opposition to the proposed development.

(6:46:21) Roger Merritt expressed the opinion that two weeks' notice is insufficient, and reiterated a request to postpone action on this item.

Chairperson Wendell entertained additional public comment and, when none was forthcoming, offered Mr. Turner the opportunity for rebuttal. (6:47:51) Mr. Turner expressed the belief that the developers will "be able to create a quality and attractive product ..." He expressed understanding for the concerns expressed, and assured the commission that they will be addressed by the design, a tenant screening process, a final agreement with the homeowners association, and a revised set of CC&Rs. He and Mr. Bonkowski responded to questions of clarification regarding CC&Rs enforcement, property management, and details of the commercial easement. Ms. Dorr Pansky read into the record conditions of approval 21 and 22 and reiterated that they are required "to be met as a part of this modification before they can move forward with construction." Mr. Bonkowski responded to additional questions of clarification regarding the commercial easement.

In response to a question, Mr. Plemel provided background information on the street closures. Vice Chairperson Esswein suggested requiring the re-opening of one of the closed streets, and discussion ensued. In response to a question, Ms. Dorr Pansky provided background information on the proposed modification. She advised that staff has not dealt with the homeowners association, but has an understanding, from the applicant, that the applicant has dealt with the homeowners association. She emphasized that Planning Division staff and the District Attorney's Office has a "say in those agreements and their ultimate approval."

(7:03:14) In response to a question, Mr. Turner advised of "at least two ... three meetings with the leadership of the homeowners association. We have not met with the individual homeowners, per se. ... We've discussed the bones and the framework of the agreement that we would put together that will satisfy the requirements."

Chairperson Wendell entertained additional public comment. (7:04:08) Roger Merritt discussed concerns regarding parking.

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(7:06:33) In response to a question of Kathleen Cass, Chairperson Wendell reviewed conditions of approval 21 and 22.

(7:07:55) Bob Swintek expressed concern over the homeowners association leadership meeting with Mr. Turner outside the knowledge of the homeowners.

(7:08:52) Mr. Bonkowski clarified there were two meetings, between himself, Mr. Turner, the homeowners association management company and board of directors, to discuss the subject project, "potential uses, the CC&Rs, the bylaws, all of these things." In response to a question, Mr. Bonkowski advised that the applicant has "dealt with the homeowners association board and ... management company." He was uncertain as to what has been done to communicate with the Governor's Square homeowners.

(7:10:58) Neda Chamberlin expressed the understanding that the current property owners "were delinquent in paying homeowners association fees and part of the sale of that property was to back pay those association fees at a reduced amount." She requested the commission to take this information into consideration.

(7:11:37) Andie Wilson introduced herself, for the record, as one of the existing land owners and clarified that the unpaid homeowners association fees were paid at the time the property was purchased. "We were not delinquent." In reference to the meetings with the homeowners association board, she advised that Mr. Turner and Mr. Bonkowski believed that the leadership was acting at the direction of the homeowners.

(7:12:43) Riley Kerr provided background information on the referenced homeowners association leadership meetings, and responded to questions of clarification.

(7:17:22) Elizabeth Kantura discussed her involvement in the first meeting with Mr. Turner.

Chairperson Wendell entertained additional public comment and, when none was forthcoming, entertained discussion of the commissioners. Following extensive discussion, Chairperson Wendell entertained a motion. **Vice Chairperson Esswein moved to deny approval of the planned unit development. Commissioner Sattler seconded the motion.** Chairperson Wendell entertained discussion on the motion. Mr. Plemel requested the commission to make findings for denial prior to voting on the motion. Chairperson Wendell recessed the meeting at 7:34 p.m., and reconvened at 7:43 p.m. He entertained discussion on the motion. Commissioner Kimbrough suggested requesting the applicant to talk again with the homeowners association, rather than taking the action to deny. In response to a question, Mr. Turner requested the commission to take action at this meeting. He expressed the opinion that the findings, as prepared by the Planning Division, require the developer to have an agreement on the CC&Rs and the cost sharing in order to be permitted to build. Chairperson Wendell requested Vice Chairperson Esswein to provide his findings. **Vice Chairperson Esswein amended his motion to deny, based on findings that the proposed change will alter the character of the neighborhood, as originally proposed by the PUD, and is contrary to the expectations of the current residents; that coordination between the applicant, the HOA, and the owners is insufficient, at this time, to move forward until all parties have worked out an acceptable agreement. Commissioner Sattler continued his second.**

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RESULT:	Failed [3 - 4]
MOVER:	Vice Chairperson Paul Esswein
SECOND:	Commissioner Mark Sattler
AYES:	Vice Chair Esswein, Commissioners Dhami and Sattler
NAYS:	Commissioners Kimbrough, Steele, Owens, and Chair Wendell
ABSENT:	None
ABSTAIN:	None

Chairperson Wendell entertained an affirmative motion. **Chairperson Wendell moved to approve PUD-14-039, a request from Mark Turner (property owners: Stewart and 50 Plaza, LLC and Yort, LLC), to modify the existing Governor's Square Planned Unit Development to convert six commercial lots to residential uses, thereby increasing the total number of residential units to a maximum of 60, on property zoned neighborhood business - planned unit development, located at 1205, -15, -35, -45, -65, and -85 Barossa Way, APNs 004-361-01, -02, -03, -04, -05, and -06, based on the findings and subject to the conditions of approval outlined in the staff report. Commissioner Kimbrough seconded the motion.**

RESULT:	Approved [4 - 3]
MOVER:	Chairperson George Wendell
SECOND:	Commissioner Mark Kimbrough
AYES:	Chairperson Wendell, Commissioners Kimbrough, Steele, Owens
NAYS:	Commissioners Dhami, Sattler, Vice Chairperson Esswein
ABSENT:	None
ABSTAIN:	None

Mr. Plemel advised that the commission's recommendation will be forwarded to the Board of Supervisors for final approval at their July 17, 2014 meeting. Chairperson Wendell recessed the meeting at 7:51 p.m., and reconvened at 7:56 p.m.

F-5. TSM-14-022 POSSIBLE ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A TENTATIVE SUBDIVISION MAP APPLICATION FROM SCHULZ INVESTMENTS, LLC (PROPERTY OWNER: SCHULZ INVESTMENTS, LLC) TO CREATE SIX PARCELS, ON PROPERTY ZONED SINGLE FAMILY 5-ACRE ("SF5A"), LOCATED ON CLEAR CREEK ROAD, APN 007-051-72 (7:56:16) - Chairperson Wendell introduced this item, and Ms. Dorr Pansky reviewed the agenda materials in conjunction with displayed slides. Ms. Dorr Pansky noted staff's recommendation of approval with the conditions as outlined in the staff report. Chairperson Wendell entertained questions or comments of the commissioners and, when none were forthcoming, he invited the applicant to the podium.

(8:07:22) Chris Baker, of Manhard Consulting, representing the applicant, discussed secondary access to Highway 50 and water quality standards. He advised of his agreement with the conditions of approval, and responded to questions of clarification in conjunction with displayed slides. Discussion followed.

Chairperson Wendell entertained public comment. (8:20:21) Dan Wheeler discussed concerns over liability associated with the steep incline and the need to clarify the easement on Clear Creek Road.

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(8:24:19) James Tarr advised of having sent email correspondence to Ms. Dorr Pansky, copies of which were included in the agenda materials, and he reviewed the same. In response to a comment, Mr. Tarr commended the commissioners' diligence and thanked Ms. Dorr Pansky as "the most prompt responder" he had ever met.

Chairperson Wendell entertained additional public comment and, when none was forthcoming, offered Mr. Baker the opportunity to address the comments. (8:33:50) In reference to previous comments, Mr. Baker advised that NDOT crews had recently completed channel maintenance, using their legal access from Highway 50. He expressed the understanding that utility design is done at the final plan stage, once the utility companies analyze the current status of their services.

Mr. Rotter provided historic information on NDOT's abandonment of Old Clear Creek Road in 1957, and former City Manager Larry Werner's proposal to form a special assessment district. He offered to provide the research documentation compiled by the District Attorney's staff to the commissioners or any interested citizen.

Chairperson Wendell entertained additional public comment and, when none was forthcoming, a motion. **Commissioner Kimbrough moved to recommend to the Board of Supervisors approval of TSM-14-022, a tentative subdivision map known as Schulz Investments, consisting of six single-family residential lots, on property zoned single-family five acre, located on Old Clear Creek Road, APN 007-051-72, based on required findings and subject to the recommended conditions of approval outlined in the staff report. Commissioner Owens seconded the motion.** Ms. Dorr Pansky noted a typographical error in conditions of approval 32 and 52, and advised that the correction should read Timberland Conversion Certificate. **Commissioner Kimbrough amended his motion accordingly. Commissioner Owens continued his second.** Chairperson Wendell called for a vote on the pending motion.

RESULT:	Approved [7 - 0]
MOVER:	Commissioner Mark Kimbrough
SECOND:	Commissioner Walt Owens
AYES:	Commissioners Kimbrough, Owens, Dhami, Sattler, Vice Chair Esswein, Chair Wendell
NAYS:	None
ABSENT:	None
ABSTAIN:	None

Ms. Dorr Pansky advised that the commission's recommendation would be forwarded to the July 17th Board of Supervisor meeting.

G. STAFF REPORTS

G-1. DIRECTOR'S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS (8:38:58) - Mr. Plemel advised that the Planning Division received a \$15,500 historic preservation fund grant for work associated with the Nevada State Prison's National Register of Historic Places listing. Mr. Plemel provided an overview of the Board of Supervisors' deliberation and eventual approval of the medical marijuana bill. He reviewed the tentative agenda for the July commission meeting. He congratulated Commissioner Steele on his recent reappointment for a full term, and advised that Victor

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Castro had been appointed to fill the position to be left vacant by Commissioner Kimbrough. Mr. Plemel commended Commissioner Kimbrough's service. Chairperson Wendell requested Mr. Plemel to prepare a formal recognition of Commissioner Kimbrough's service.

G-2. COMMISSIONER REPORTS / COMMENTS (8:44:01) - Commissioner Sattler thanked Commissioner Kimbrough for his assistance, and advised that he would be absent from the July commission meeting in order to participate in his daughter's wedding. Commissioner Steele commended Commissioner Kimbrough's knowledge and experience. Chairperson Wendell entertained additional commissioner comments; however, none were forthcoming.

H. PUBLIC COMMENT (8:45:57) - Chairperson Wendell noted that there were no other citizens present in the meeting room.

I. ACTION TO ADJOURN (8:46:22) - Commissioner Sattler moved to adjourn the meeting at 8:46. Vice Chairperson Esswein seconded the motion. Motion carried 7-0.

The Minutes of the June 25, 2014 Carson City Planning Commission meeting are so approved this _____ day of November, 2014.

GEORGE D. WENDELL, Chair