

DRAFT MINUTES
Regular Meeting
Carson City Planning Commission
Wednesday, February 25, 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 – Malkiat Dhami
Commissioner – Walt Owens	Commissioner – Mark Sattler
Commissioner – Kent Steele	

Staff

Lee Plemel, Community Development Director
Susan Dorr Pansky, Planning 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 available for review during regular business hours.

The televised Carson City Planning Commission meetings are available on http://www.breweryarts.org/?page_id=2607.

A. ROLL CALL, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE (5:00:45) – Chairperson Wendell called the meeting to order at 5:00p.m. A quorum was present. Chairperson Wendell led the pledge of allegiance.

Attendee Name	Status	Arrived
Chairperson George Wendell	Present	
Vice Chairperson Paul Esswein	Present	
Commissioner Victor Castro	Present	
Commissioner Malkiat Dhami	Absent	
Commissioner Walt Owens	Absent	
Commissioner Mark Sattler	Present	
Commissioner Kent Steele	Present	

B. PUBLIC COMMENTS (5:01:43) – None.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES – January 28, 2015.

(5:02:25) – MOTION: I move to approve the minutes of the January 28, 2015 meeting as written.

RESULT:	APPROVED (4-0-1)
MOVER:	Sattler
SECONDER:	Castro
AYES:	Wendell, Castro, Sattler, Steele
NAYS:	None
ABSTENTIONS:	Esswein
ABSENT:	Owens, Dhami

D. MODIFICATIONS OF AGENDA (5:02:45) – None.

E. DISCLOSURES (5:02:57) – None.

F. PUBLIC HEARING MATTERS:

F-1 SUP-09-055A FOR POSSIBLE ACTION: TO CONDUCT A ONE-YEAR REVIEW ON A PREVIOUSLY APPROVED SPECIAL USE PERMIT GRANTED TO ROB LAUDER (PROPERTY OWNERS: BERNARD-BERNARD-CUCCARO, LLC AND WILLIAM F. AND D. HORNE ET. AL) FOR PERMANENT OUTDOOR DISPLAY OF MERCHANDISE ON PROPERTY ZONED RETAIL COMMERCIAL (RC), LOCATED AT 1803, -05, -07, -09, -11, -15, -17, -19 AND -21 N. CARSON STREET, APNS 002-091-03, -04 AND -06.

(5:03:15) – Chairperson Wendell introduced the item.

(5:04:03) – Ms. Dorr Pansky reviewed the agenda materials incorporated into the record and accompanied by photographs, via a PowerPoint presentation, and recommended approval. Ms. Dorr Pansky also noted that the applicants were present at the meeting.

(5:12:14) – Commissioner Sattler commented that the Gun Exchange had previously requested additional handicap parking spaces, and assumed they would not object to the recommendation.

(5:13:05) – Rob Lauder introduced himself as the applicant and confirmed his agreement to the Staff recommendation. Mike Suglia, representing Evergreen Gene’s, recommended approval as well, calling it “a great cooperation”.

There were no public comments.

(5:14:32) – MOTION: I move to accept a one-year review of the previously approved Special Use Permit granted to Rob Lauder (Property owners: Bernard-Bernard-Cuccaro, LLC and William F. and D. Horne et. al.) for permanent outdoor display of merchandise on property zoned Retail Commercial located at 1803, 05, -07, -09, -11, -15, -17, -19 AND -21 N. Carson Street, APNs 002-091-03, -04 and -06, and to determine that the Special Use Permit is in compliance with the conditions of approval set forth by the Planning Commission on January 29, 2014.

RESULT:	APPROVED (5-0-0)
MOVER:	Sattler
SECONDER:	Esswein
AYES:	Wendell, Esswein, Castro, Sattler, Steele
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Dhami, Owens

F-2 SUP-15-002 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM NEVADA ORGANIX, LLC (PROPERTY OWNER: DBB HOLDINGS, INC.) TO ALLOW A MEDICAL

MARIJUANA DISPENSARY ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 135 CLEARVIEW DRIVE, UNIT 119, APN 009-161-20.

(5:15:55) – Chairperson Wendell introduced the item.

(5:16:09) – Ms. Dorr Pansky presented the agenda items which are incorporated into the record, adding that the applicant had received their provisional certificate for a dispensary from the State. She also recommended approval, noting that the applicants and their representatives were present in the audience. Ms. Dorr Pansky clarified that Staff had not received any comments for or against the project from the public.

(5:20:33) – Commissioner Sattler was informed that the applicants had redacted the camera locations for security purposes.

(5:21:35) – Applicant Bill Myer introduced himself as the CEO of Arizona Organix and noted his agreement to the conditions of approval read by Ms. Dorr Pansky. Mr. Myer explained that they were well-received and had been without incident for two-and-a-half years in Arizona, and that they planned to “do the same thing” in Carson City. Mr. Myer also noted that they would be “delighted to see 130 patients a day”; however, he anticipated the number to be much lower at first since Nevada had 8,000 active patients now. He also stated that the security cameras would cover “every inch” of the dispensary, except the restrooms, indicating a “second to none” security system.

PUBLIC COMMENTS

(5:23:54) – Jeff Furman introduced himself as the owner of Nevada Organics, and believed that the name similarity would be a nuisance to his business and family. He cited that misspelled Internet searches would result in “bringing people to my doorstep”, adding that he worked out of his home office.

(5:26:02) – Mr. Plemel informed Vice Chairperson Esswein that the Commission could not make a decision on the name use, and that they were there to decide on land use. He added that the name was a Secretary of State matter. Discussion ensued regarding street naming, which is done through the City and with the involvement of the emergency services. Chairperson Wendell received confirmation that Mr. Furman had contacted the Secretary of State’s Office. Mr. Furman suggested that Nevada Organix operate under a DBA. Mr. Myer noted that they had applied and were accepted to do business under that name by the Secretary of State.

(5:33:08) – MOTION: I move to approve SUP-15-002, a Special Use Permit Request from Nevada Organix, LLC (property owner: DBB Holdings, Inc.) to allow a Medical Marijuana Dispensary on property zoned General Commercial (GC), located at 135 Clearview Drive, Unit 119, APN 009-161-20, based on the findings and subject to the conditions of approval contained in the Staff Report.

RESULT:	APPROVED (5-0-0)
MOVER:	Sattler
SECONDER:	Steele
AYES:	Wendell, Esswein, Castro, Sattler, Steele
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Owens, Dhami

G. STAFF REPORTS (NON-ACTION ITEMS)

G-1 DIRECTOR'S REPORT TO THE COMMISSION.

(58:34:29) – Mr. Plemel announced that the Board of Supervisors (BOS) adopted, on second reading, the rezoning of the property on Old Hot Springs Road to General Industrial. He also noted that the Master Plan Annual Report was adopted by the BOS as presented. Mr. Plemel stated that the Mountain and Washington Street Convalescent Facility was approved on first reading by the BOS with a second reading planned in the first Board meeting in March. Additionally, he notified the Commission that the BOS had approved the design contract for the Downtown Urban Design Project, adding that a public workshop was tentatively set for April 14, 2015.

FUTURE AGENDA ITEMS.

(5:37:10) – Mr. Plemel stated that five Special Use Permits ranging from medical marijuana cultivation, the installation of a communications tower, to a multi-family dwelling rezoning application would be agendized for the March meeting. Commissioner Sattler observed that the marijuana growth facilities exceeded the amount supported by the dispensaries and Mr. Plemel clarified that the product could be moved to other parts of the State but could not leave the State. Ms. Pansky informed the Commission that she would not be present at the April and May meetings but would return from MLOA for the meeting in June.

COMMISSIONER REPORTS/COMMENTS

(5:39:50) – None.

H. PUBLIC COMMENT

(5:39:55) – None.

I. FOR POSSIBLE ACTION: FOR ADJOURNMENT

(5:40:15) – MOTION: Vice Chairperson Esswein moved to adjourn. The motion was seconded by Commissioner Sattler. The meeting was adjourned at 5:40 p.m.

The Minutes of the February 25, 2015 Carson City Planning Commission meeting are so approved this 25th day of March, 2015.

GEORGE WENDELL, Chair