

**CARSON CITY PLANNING COMMISSION**  
**Minutes of the October 24, 2012 Meeting**  
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A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, October 24, 2012 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Mark Kimbrough  
Vice Chairperson George Wendell  
Commissioner Malkiat Dhami  
Commissioner Paul Esswein  
Commissioner Mark Sattler  
Commissioner William Vance

**STAFF:** Lee Plemel, Planning Division Director  
Jennifer Pruitt, Principal Planner  
Joe Ward, Senior Deputy District Attorney  
Kathleen King, Deputy Clerk / 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 (5:08:22)** - Chairperson Kimbrough called the meeting to order at 5:08 p.m. Roll was called; a quorum was present. Commissioner Shirk was absent. At Chairperson Kimbrough's request, Commissioner Dhami led the pledge of allegiance.

**B. PUBLIC COMMENTS (5:09:35)** - Chairperson Kimbrough entertained public comment; however, none was forthcoming.

**C. POSSIBLE ACTION ON APPROVAL OF MINUTES - September 26, 2012 (5:10:29)** - Chairperson Kimbrough entertained suggested revisions and, when none were forthcoming, a motion. **Commissioner Sattler moved to approve the minutes. Commissioner Vance seconded the motion. Motion carried 6-0.**

**D. MODIFICATION OF THE AGENDA (5:10:56)** - Chairperson Kimbrough entertained modifications to the agenda; however, none were forthcoming.

**E. DISCLOSURES (5:11:02)** - None.

**F. CONSENT AGENDA (5:11:08)** - None.

**G. PUBLIC HEARING MATTERS:**

**G-1. ZMA-12-048 POSSIBLE ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A ZONING MAP AMENDMENT APPLICATION FROM JIM WENINGER (PROPERTY OWNER: J&W ENTERPRISES) TO CHANGE THE ZONING OF PROPERTY LOCATED ON LEE STREET, APN 002-112-12, FROM RESIDENTIAL OFFICE ("RO") TO MULTI-FAMILY DUPLEX ("MFD") (5:12:10)** - Chairperson Kimbrough introduced this item. Ms. Pruitt reviewed the agenda materials in conjunction with displayed slides. She reviewed the public noticing process, as outlined in the agenda materials, and advised of having received no response. She advised of having provided informational materials to the City's Engineering and Building Divisions and to the Fire Department, and of having received comments indicating no concerns relative to the requested zoning map amendment. She reviewed the findings, as outlined in the agenda materials, and advised of staff's recommendation of approval.

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Chairperson Kimbrough entertained questions or comments of the commissioners. Ms. Pruitt acknowledged the purpose of the zoning map amendment is primarily to accommodate the setbacks. She responded to additional questions of clarification relative to the duplex proposed for the subject property. Chairperson Kimbrough entertained additional questions or comments of the commissioners; however, none were forthcoming.

(5:21:44) Chairperson Kimbrough invited James Weninger to the podium. Mr. Weninger advised of having discussed his proposal with several of the area neighbors, who have expressed support. He thanked Ms. Pruitt for her comprehensive presentation. Chairperson Kimbrough entertained questions of the commissioners; however, none were forthcoming.

Chairperson Kimbrough noted there were no other citizens in the meeting room, and entertained a motion. **Commissioner Vance moved to recommend to the Board of Supervisors approval of ZMA-12-048, a zoning map amendment to change the zoning of APN 002-112-12 from residential office to multi-family duplex, on property located on Lee Street, based on the findings contained in the staff report. Commissioner Sattler seconded the motion. Motion carried 6-0.** Chairperson Kimbrough wished Mr. Weninger good luck on his project. Mr. Plemel reviewed the ordinance process, noting that the next meeting of the Board of Supervisors was scheduled for Tuesday, November 13<sup>th</sup>. He responded to questions of clarification, and assured Mr. Weninger that he would be notified of the meeting.

**H. ADMINISTRATIVE MATTERS**

**H-1. DIRECTOR'S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS**

(5:26:29) - Mr. Plemel noted that City offices would be closed for Nevada Day on Friday, October 26<sup>th</sup>, and reviewed Nevada Day celebration activities scheduled throughout the weekend. He reviewed the tentative agenda for the November 28<sup>th</sup> commission meeting. He distributed, to the commissioners and staff, informational materials for the upcoming master plan review. He provided direction on the method by which to access the comprehensive master plan via the City's website. He requested the commissioners to review the master plan in preparation for the November 28<sup>th</sup> meeting. A brief discussion followed.

**H-2. COMMISSIONER REPORTS / COMMENTS** (5:39:38) - Chairperson Kimbrough entertained comments of the commissioners; however, none were forthcoming.

**I. PUBLIC COMMENTS** (5:39:49) - Chairperson Kimbrough noted that there were no citizens present in the meeting room.

**J. ACTION TO ADJOURN** (5:39:54) - Commissioner Sattler moved to adjourn the meeting at 5:39 p.m. The motion was seconded and carried 6-0.

The Minutes of the October 24, 2012 Carson City Planning Commission meeting are so approved this 28th day of November, 2012.

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MARK KIMBROUGH, Chair