

DRAFT MINUTES
Regular Meeting
Carson City Planning Commission
Wednesday, June 24, 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 (4:59:18) –
Chairperson Wendell called the meeting to order at 4:59 p.m. Roll was called and quorum was present. Vice Chairperson Esswein 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

(5:00:20) – None.

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

There were no minutes to approve.

D. MODIFICATIONS OF AGENDA (5:01:01) – None.

E. DISCLOSURES (5:01:20) – None.

F. PUBLIC HEARING MATTERS

F-1 SUP-15-046. FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM CLIF SORENSEN (PROPERTY OWNER: RICHARD CAMPAGNI) FOR A FIVE-YEAR REVIEW OF AN EXISTING STORAGE CONTAINER, ON PROPERTY ZONED RETAIL COMMERCIAL (RC), LOCATED AT 2590 S. CARSON ST., APN 009-051-10.

(5:00:37) – Chairperson Wendell introduced the item.

(5:02:08) – Mr. Plemel presented the agenda materials which are incorporated into the record, and recommended approval for another five years, with the conditions outlined in the Staff Report.

(5:04:26) – Clif Sorensen introduced himself and confirmed for Chairperson Wendell that he agreed with the conditions of approval outlined in the Staff Report. He also noted that the container is well-hidden by mature landscaping and is screened by trees.

There were no Commissioner or public comments.

(5:06:26) – MOTION: I move to approve SUP-15-046, a Special Use Permit request from Carson City Toyota for a five-year review of an existing storage container, in the Retail Commercial (RC) zoning district, located at 2590 S. Carson St., APN 009-051-10, based on findings and subject to conditions of approval contained in the Staff Report.

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

F-2 AB-15-050 ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING AN APPLICATION FOR AN ABANDONMENT OF PUBLIC RIGHT-OF-WAY FROM VICTOR HONEIN (PROPERTY OWNER: MAPP ENTERPRISES, INC., B P HOTEL LLC, AND M & M BIGUE INVESTMENTS LLC) TO ABANDON A 66 FOOT WIDE AND 170 FOOT LONG RIGHT-OF-WAY ON EAST SOPHIA ST. BETWEEN CARSON ST. AND PLAZA ST., ON PROPERTY ADJACENT TO 1017 N. CARSON ST., 1000 N. PLAZA ST. AND 917 N. CARSON ST., APN'S 002-162-01, -02 AND 002-163-04.

(5:07:22) – Chairperson Wendell introduced the item.

(5:08:15) – Mr. Plemel reviewed the Staff Report, incorporated into the record, and noted that Staff and Engineering were in support of the abandonment. Commissioner Sattler was informed that Ann Street would remain a one-way street. Mr. Plemel also noted that there were three separate owners to the property, adding that there were the applicants did not have any plans for the street yet. Commissioner Salerno was informed that any removal of sidewalks would be done by the applicants, and that the taxes would be incurred by them as well. Mr. Rotter explained that a 20 foot easement would be granted to the City for the water and sewer lines.

(6:16:28) – Applicant Victor Honein introduced himself as the owner of the ARCO AM/PM service station and noted the presence of one of the owners of the Hardman House in the room. Mr. Honein noted that he had heard Mr. Plemel’s testimony and that he agreed with the Staff Report and all the conditions of approval. Mr. Honein explained that their goal was to beautify the area and turn it into a prime retail location. He added that his primary goal was to build a drive-through eatery. Chairperson Wendell also received confirmation from one of the owners of the Hardman House that he agreed with the conditions of approval outlined in the Staff Report.

PUBLIC COMMENTS

(5:19:16) – Jean Perpich introduced herself as a Business Specialist with Wells Fargo Bank and spoke in favor of the abandonment. She called it “a great adjustment for the downtown corridor”.

(5:19:58) – MOTION: I move to recommend that the Board of Supervisors approve an Abandonment of Public Right-of-Way Application AB-15-050 for abandonment of East Sophia Street, an area 66 foot wide and 170 foot long, totaling 11,212 square feet, more or less, located between Carson Street and Plaza Street, adjacent to properties located at 1017 N. Carson St., 1000 N. Plaza St. and 917 N. Carson St., APN’s 002-162-01, -02 and 002-163-04, based on seven findings and subject to the conditions of approval contained in the Staff Report.

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

F-3 F-3 SUP-15-052 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM TAHOE HYDROPONICS COMPANY (PROPERTY OWNER: ARROWHEAD PARTNERS, LLC) TO ALLOW A MEDICAL MARIJUANA CULTIVATION FACILITY ON PROPERTY ZONED GENERAL INDUSTRIAL (GI), LOCATED AT 3535 ARROWHEAD DR., APN 005-053-04.

(5:21:32) – Chairperson Wendell introduced the item.

(5:22:02) – Mr. Plemel presented the Staff Report and the accompanying PowerPoint presentation. He also explained that the applicant had withdrawn a previously-approved permit for a property on Hot Springs Road and was reapplying for a permit for this new location. Commissioner Sattler commented that the building was not fully-occupied and was informed that other tenants could move in as well.

(5:30:53) – Chris Baker of Manhard Consulting introduced himself as an applicant representative. Mr. Baker confirmed that he had read the Staff Report and agreed with the conditions of approval and explained that the previous location represented a “gray area” and the applicant had chosen this new site because it was a better fit. He also clarified that the applicant would share the floor with an existing tenant, the building’s owner. Mr. Baker noted that he had reached out to the writer of a letter of opposition and also noted that all the security measures outlined for the previous location would also be valid for the new site. Commissioner Sattler indicated that the

Hot Springs owner was opposed to the previous location. Commissioner Esswein inquired about plans for two different floors and was informed that the drawings represented pods and included an expansion plan. Mr. Baker stated that they wished to receive “a full buildout permit” in anticipation of future growth. Commissioner Salerno expressed concern over the ground-level windows and potential break-ins, adding that this could create an additional burden for the Sheriff’s Department. Commissioner Owens was informed that the security response time was based on the State requirements. Mr. Baker clarified for Chairperson Wendell that the windows were sealed and could not be opened.

There were no public comments.

(5:42:28) – MOTION: I move to approve SUP-15-052, a Special Use Permit request from Tahoe Hydroponics, LLC (property owner: Arrowhead Partners, LLC) to allow a Medical Marijuana Cultivation Facility on property zoned General Industrial (GI), located at 3535 Arrowhead Dr., APN 005-053-04, based on the findings and subject to the conditions of approval contained in the Staff Report.

(5:43:35) – Commissioner Salerno read a prepared statement, incorporated into the record, regarding his upcoming “nay” vote on this item. And Mr. Baker clarified that the secure areas could not be accessed from the location of the windows.

RESULT:	APPROVED (5-2-0)
MOVER:	Sattler
SECONDER:	Green
AYES:	Wendell, Esswein, Green, Sattler
NAYS:	Owens, Salerno
ABSTENTIONS:	None
ABSENT:	Castro

G. STAFF REPORTS (NON-ACTION ITEMS)

G-1 DIRECTOR'S REPORT TO THE COMMISSION.

(5:45:35) – Mr. Plemel updated the Commission on the public hearings for the 30 percent design review of the downtown project. He also noted that the project information was available at www.Carsonproud.com. Mr. Plemel stated that the Canyon Vista subdivision project was unanimously approved by the Board of Supervisors on June 18, 2015. He also notified the Commission of the two upcoming vacancies already advertised by the City. Mr. Plemel noted that the appointments would take place during the August Board of Supervisors meeting; therefore, he had asked Chairperson Wendell and Vice Chairperson Esswein to serve on the Commission’s July meeting.

FUTURE AGENDA ITEMS

(5:48:46) – Mr. Plemel explained that the second five-year review of Cinderlite’s extraction permit, and an equipment rental permit for an upcoming business would be discussed at the next meeting.

COMMISSIONER REPORTS/COMMENTS

H. PUBLIC COMMENT (5:50:09) – None.

I. FOR POSSIBLE ACTION: FOR ADJOURNMENT

(5:50:23) – MOTION: Commissioner Sattler moved to adjourn. The motion was seconded by Vice Chairperson Esswein. The meeting was adjourned at 5:51 p.m.

The Minutes of the June 24, 2015 Carson City Planning Commission meeting are so approved this 29th day of July, 2015.

GEORGE WENDELL, Chair