

**ADMINISTRATIVE HEARING EXAMINER MEETING**  
**Minutes of the Wednesday, February 23, 2022 Meeting**  
**Carson City Community Development Conference Room A**  
**108 East Proctor Street, Room A, Carson City, Nevada**

An Administrative Hearing Examiner meeting was scheduled for 1:30 p.m. on Wednesday, February 23, 2022, in the Carson City Community Development Conference Room A, 108 East Proctor Street, Carson City, Nevada.

**PRESENT**

**APPLICANT:** Frank Sindelar – Applicant/Applicant Representative  
Nobantu Akili – Applicant/Applicant Representative (via conference phone)

**STAFF:** Hope Sullivan, Community Development Director – Administrative Hearing Officer  
Lena Reseck, Assistant Planner  
Tamar Warren, Senior Public Meetings Clerk  
Minutes by: Danielle Howard, Public Meetings Clerk

**NOTE:** A recording of these proceedings 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 hearing materials are on file in the Planning Division, and are available for review during regular business hours.

**1. CALL TO ORDER**

Ms. Sullivan called the meeting to order at 1:30 p.m.

**2. PUBLIC COMMENT – None**

**3. PUBLIC HEARING: ACITON ITEM**

**3.A LU-2021-0454 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR AN ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF AN ACCESSORY STRUCTURE WITH A CUMULATIVE SQUARE FOOTAGE TOTALING 73 PERCENT OF THE SIZE OF THE PRIMARY STRUCTURE ON PROPERTY ZONED SINGLE FAMILY 2 ACRE LOCATED AT 1780 N. WINNIE LANE**

Ms. Sullivan introduced the item, and Ms. Reseck referenced Staff Report, which is incorporated into the record.

The Applicant, Frank Sindelar, introduced himself and responded to Ms. Sullivan's clarifying questions. Per Ms. Reseck's interpretation of the application's contents, Ms. Sullivan indicated that the barn identified in Mr. Sindelar's application was being considered as an accessory building rather than a barn. In response to Ms. Sullivan's question, Mr. Sindelar stated that the accessory structure would be removed within a year "plus or minus six months," and Ms. Sullivan noted that the accessory structure would be considered a permanent structure for purposes of the application.

Ms. Sullivan entertained public comments and responded to clarifying questions. LeAnn Saarem and Dave Saarem introduced themselves as neighbors of Mr. Sindelar. Ms. Saarem commented that she and Mr. Saarem had not seen the site plan, stated that they were not initially opposed to the requested construction, and inquired about what the structure may look like. Ms. Saarem appreciated that Mr. Sindelar was "wanting to try to screen it for helping the neighborhood and helping to keep good neighbor relations," and she stated that she and Mr. Saarem were "not opposed to outbuildings at all."

Ms. Sullivan added the following Condition under the general requirements applicable through the life of the project:

*"The applicant will install a berm with landscaping to obscure the visibility of the structure from the northern property line."*

**ACTION: Ms. Sullivan approved the administrative permit for LU-2021-0454 based on the findings and subject to the Conditions of Approval contained in the Staff Report with the additional Condition articulated by Staff.**

**3.B LU-2022-0031 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR AN ADMINISTRATIVE PERMIT TO ALLOW FOR THE LOCATION OF EQUIPMENT ON AN EXISTING PUBLIC FACILITY ZONED PUBLIC REGIONAL (PR) LOCATED AT 775 FLEISCHMANN WAY, APN 001-201-30.**

Ms. Sullivan introduced the item, and Ms. Reseck referenced the Staff Report, which is incorporated into the record.

The Applicant, Nobantu Akili, introduced herself as the Authorized Agent of the Property Owner, Micki Marston, and she clarified that Dish Network was authorized to file for permits on behalf of the Property Owner due to a site acquisition from Dish Network. She indicated that she had read and agreed to the Conditions of Approval outlined in the Staff Report, and she did not have any additional comments regarding the Staff Report.

Ms. Sullivan entertained public comments; however, none were forthcoming.

**ACTION: Ms. Sullivan approved the administrative permit for LU-2022-0031, based on the findings and subject to the Conditions of Approval contained in the Staff Report.**

**4. PUBLIC COMMENT – None.**

**5. FOR POSSIBLE ACTION: ADJOURNMENT**

Ms. Sullivan adjourned the meeting at 1:48 p.m.

The Minutes of the February 23, 2022 Administrative Hearing Examiner meeting are respectfully submitted on this 8<sup>th</sup> day of March 2022.

AUBREY ROWLATT, Clerk-Recorder

By: \_\_\_\_\_  
Danielle Howard, Public Meetings Clerk