

# Fernley Planning Commission

## Meeting Minutes

March 14, 2018

Chairman Jan Hodges called the meeting to order at 5:00pm at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

### 1. ROLL CALL

**Present:** Chairman Jan Hodges, Vice-Chair Sue Gill, Commissioner Paul Unterbrink, Commissioner Felicity Zoberki, Commissioner Angela Lewis, Commissioner Jenni McCullar, Planning Director Tim Thompson, Deputy City Attorney Brent Kolvet, Assistant Planner Melinda Bauer, Administrative Specialist Lillian Cabral, **Absent:** Commissioner Cody Wagner.

### 2. PUBLIC INPUT

There were none.

### 3. APPROVAL OF THE AGENDA

**Motion:** MOVE TO ACCEPT THE AGENDA AS DISTRIBUTED, **Action:** Approve, **Moved by:** Commissioner Sue Gill, **Seconded by** Commissioner Paul Unterbrink **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Felicity Zoberki, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Vice-Chair Sue Gill. **Absent:** Commissioner Cody Wagner.

### 4. (Possible Action) Approval of Minutes From February 21, 2017

**Motion:** MOVE TO APPROVE THE MINUTES AS DISTRIBUTED, **Action:** Approve, **Moved by:** Commissioner Felicity Zoberki, **Seconded by:** Commissioner Sue Gill, **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Felicity Zoberki, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Vice-Chair Sue Gill. **Absent:** Commissioner Cody Wagner.

## **5. PRESENTATION, DISCUSSION AND POSSIBLE ACTION:**

### **5.1 Presentation, Discussion, and Possible Direction regarding The City Of Fernley's Master Plan Update. (FOR POSSIBLE ACTION)**

Planning Director Thompson presented the Master Plan update. He explained why the City is updating the Master Plan, and what it means to the community. He explained the lack of employment in Fernley, and housing shortage. Mr. Thompson shared the services that the City provides, and the impact due to the lack of services. He explained the Strategic Plan, and the City's sustainability. Planning Director Thompson explained this update gives the City an opportunity to look at what generates revenue for the City. He also explained the higher assessed values and property tax revenue.

Commissioner Jan Hodges called for public input. There was none.

**Motion:** MOVE TO ENDORSE THE CITY OF FERNLEY MASTER PLAN UPDATE.

**Action:** Approve, **Moved by** Commissioner Paul Unterbrink, **Seconded by** Commissioner Felicity Zoberski., **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Vice-Chair Sue Gill. **Absent:** Commissioner Cody Wagner.

### **5.2 Discussion And Possible Action: Review Of The Current Redevelopment Study Including A Presentation On The Results Of The Community Workshops and Next Steps In The Process Of Review Of The Draft Redevelopment Plan And Draft Owner Participation Rules.**

Dr. Fred Steinmann explained the benefits of redevelopment. He explained the role of the Planning Commission for the redevelopment plan, which will require input regarding the potential redevelopment. He explained the accomplishments that were concluded from the Blight Study, community workshops, and the residents of Fernley. Dr. Steinmann shared that the City Council, and the citizens of Fernley have the right to dissolve the redevelopment plans.

Dr. Steinmann addressed questions from the Planning Commissioner regarding the process of public hearing and resident workshops.

## 6. PUBLIC HEARINGS

**6.1 Discussion and possible action on a Special Use Permit request from George Pomeroy with GP Global LLC, to construct a billboard on a site .06 ± acres in size in the C-2 (General Commercial) zoning district, generally located south of Interstate 80, west of Vine Street, north of Gazzigli Lane, Fernley, NV. (APN: 021-082-02).**

Assistant Planner Melinda Bauer presented the Special Use Permit request. She explained the land use is C2 General Commercial, and land use of commercial. She shared the property was deeded in 1965 to Churchill County Chamber of Commerce, and created specifically for the purpose of placing a billboard. Ms. Bauer explained a sign did exist on the property until a storm caused damage. The original sign was constructed with wood. The new sign will be a steel monopole structure. She explained it will be 40 feet tall, and powered with solar powered lights. The purpose of the Special Use Permit is a requirement per the City's Development Code.

Commissioner Hodges called for public input. There was none.

**Motion: MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO CITY COUNCIL FOR A SPECIAL USE PERMIT REQUEST ASSOCIATED WITH SUP 2018-001, TO CONSTRUCT A BILLBOARD ADOPTING THE FINDINGS A-G, AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL 1-3. Action: Approve, Moved by Commissioner Angela Lewis, Seconded by Vice-Chair Sue Gill. Vote: Motion carried by unanimous roll call vote (summary: Yes = 6). Yes: Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Felicity Zoberiski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Vice-Chair Sue Gill. Absent: Commissioner Cody Wagner.**

## 7. CHAIR AND COMMISSION ITEMS:

There was none.

## 8. PLANNING DIRECTOR ITEMS:

There was none.

**9. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.**

There was none.

**10. PUBLIC INPUT.**

There was none.

**ADJOURNMENT.**

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 6:35 pm.

Approved by the Fernley Planning Commission on April 11, 2018, by a vote of:

AYES: 5      NAYS: 0      ABSTENTIONS:           ABSENT: 2



**ATTEST:** Brenda Gosser-Deputy City Clerk

  
Chairman Jan Hodges