

Fernley Planning Commission

Meeting Minutes

February 10, 2021

Chairman Barry Williams Sr. called the meeting to order at 5:00 p.m. at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

Chairman Barry Williams Sr. explained this meeting was broadcasted by Zoom. He explained how to access Zoom and how to ask questions during the appropriate time.

1. INTRODUCTORY ITEMS

1.1. Roll Call.

Present: Chairman Barry Williams Sr., Commissioner Jan Hodges, Commissioner Jenni McCullar, Commissioner Cody Wagner, Commissioner Angela Lewis, Commissioner Shellie Severa, Commissioner Humayoon Lodhi, Planning Director Tim Thompson, Deputy City Attorney Brent Kolvet, City Clerk Kim Swanson, Deputy City Clerk Brenda Gosser, Administrative Specialist II April Homme.

1.2. Public Forum

There were none.

1.3. (For Possible Action) Approval of The Agenda

Motion: MOVE TO APPROVE THE AGENDA, **Action:** Approve, **Moved by** Commissioner Huyamoon Lohdi, **Seconded by** Commissioner Jenni McCullar **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Commissioner Cody Wagner, Commissioner Angela Lewis, Commissioner Jenni McCullar, Commissioner Jan Hodges, Commissioner Shellie Severa, Commissioner Humayoon Lodhi, Chairman Barry Williams Sr.

2. (For Possible Action) APPROVAL OF MINUTES FROM JANUARY 13, 2021.

Motion: MOVE TO APPROVE MINUTES JANUARY 13, 2021, **Action:** Approve, **Moved by** Commissioner Cody Wagner, **Seconded by** Commissioner Jan Hodges, **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6 Abstain =1). **Yes:** Commissioner Cody Wagner, Commissioner Jenni McCullar, Commissioner Jan Hodges, Commissioner Shellie Severa, Commissioner Humayoon Lodhi, Chairman Barry Williams Sr., **Abstain:** Commissioner Angela Lewis.

3.PUBLIC HEARINGS

- a. Discussion with City Council & Staff
- b. Public Input
- c. Additional Discussion with City Council & Staff
- d. Council Action or Direction to Staff

3.1. Public Hearing, Variance – VAR20001 (FOR POSSIBLE ACTION)

Consideration and possible action on a Variance request from Star West Homes to allow for a reduction to the side and front setbacks, so an existing garage can remain on the property, in the SF6 (Single Family 6,000 sq. ft.) zoning district on a lot approximately ± 0.09 acres in size located at 385 Parkland Way, Fernley, NV. (APN: 020-412-04).

Planning Director Tim Thompson provided parcel history and presented findings.

Commissioner Wagner inquired how the City would proceed with multiple variance requests from properties with the same conditions and inquired if the need to develop the lot to the south would trigger this variance request.

Director Thompson stated the development of the property to the south necessitated this action and the owner wanted to be in a legal conforming category. Other properties are similar in size with structures that do not meet setback requirements. The City would view these properties that were established legally and lawfully prior in the grandfathered clause as legal non-conforming use. The grandfathered clause would apply until the properties become a public nuisance or something else changes.

Nathan Robinson the applicant's engineer thanked commissioners and stated he was available for questions.

Public Input

There was none.

Motion: MOVE TO APPROVE VARIANCE ASSOCIATED WITH VAR20001, BASED ON FINDINGS V1 THROUGH V7 AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT. **Action:** Approve, **Moved by** Commissioner Cody Wagner, **Seconded by** Commissioner Shellie Severa **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Commissioner Cody Wagner, Commissioner Angela Lewis, Commissioner Jenni McCullar, Commissioner Jan Hodges, Commissioner Shellie Severa, Commissioner Humayoon Lodhi, Chairman Barry Williams Sr.

4. PLANNING DIRECTOR ITEMS:

Planning Director Thompson stated the Planning Department is experiencing an increase in applications. The City is in the process of recruiting for an Associate Planner position.

5. CHAIR AND COMMISSION ITEMS:

There were none.

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS:

There were none.

7. PUBLIC FORUM

There were none.

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:27 pm.

Approved by the Fernley Planning Commission on April 14, 2021 by a vote of:

AYES: 6 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1


ATTEST:


Chairman Barry Williams Sr.