

The Lander County Planning Commission met in regular session in the Commissioners' Chamber of the Lander County Courthouse in Battle Mountain, Nevada, on May 14, 2008 at 3:00 p.m.

**PRESENT: JOHN WILLIAMS JR., CHAIR
JOY BRANDT, BOARD MEMBER (VIA TELECONFERENCE)
MONTE PRICE, BOARD MEMBER
ROD DAVIS, ALTERNATE
DEBORAH TESKE, COMMUNITY DEVELOPMENT SPECIALIST
(NON-VOTING LIAISON)
WILLIAM E. SCHAEFFER, DEPUTY DISTRICT ATTORNEY
SOVEIDA ROBINSON, EXECUTIVE SECRETARY**

**ABSENT: LOUIS LANI, VICE-CHAIR
KIMBERLIE DAVIS, BOARD MEMBER**

The meeting was called to order by Chair John Williams.

Mr. Williams led the Pledge of Allegiance.

Ms. Robinson completed the roll call. Let the record further reflect the presence of a quorum of four Commission members.

APPROVAL OF AGENDA NOTICE

Ms. Brandt moved to approve the agenda notice, as posted, seconded by Mr. Davis. The motion was voted and carried unanimously.

APPROVAL & ACCEPTANCE OF MINUTES

Regular Meeting of April 9, 2008:

DEFERRED.

CORRESPONDENCE

There was no correspondence for the Board to review.

PUBLIC COMMENT

There was no one from the public to comment.

1) ***Discuss and approve/disapprove the following Home Occupations Special Use Permit request:**

Applicant: Theresa Gandolfo
Location: 696 Wildhorse Way, Battle Mountain
APN: 002-173-20
Type: Education consulting services

Let the record reflect the presence of Theresa Gandolfo for this discussion. The Board reviewed and discussed the home occupation special use permit.

Mr. Davis moved to approve the home occupation special use permit for Theresa Gandolfo, 696 Wildhorse Way, Battle Mountain, APN 002-173-20 for an education consulting services, seconded by Ms. Brandt. The motion was voted and carried unanimously with three Board members voting “aye” and zero Board members voting “nay”.

2) ***Discuss and approve/disapprove the following Home Occupation Special Use Permit request:**

Applicant: Jose Zuniga Garcia
Location: 1850 1725 E Street, Battle Mountain
APN: 011-380-06
Type: Lawn mowing business

Let the record reflect the presence of Jose Zuniga Garcia for this discussion. The Board reviewed and discussed the home occupation special use permit.

Mr. Price moved to approve the home occupation special use permit for Jose Zuniga Garcia, 1850 1725 E Street, Battle Mountain, APN 011-380-06 for a lawn mowing business, seconded by Mr. Davis. The motion was voted and carried unanimously with three Board members voting “aye” and zero Boar members voting “nay”.

3) ***Discuss and approve/disapprove the following Home Occupation Special Use Permit request:**

Applicant: Ami Rogers
Location: 420 E 3rd Street, Battle Mountain
APN: 002-181-07
Type: Grant writing services

Let the record reflect the presence of Ami Rogers for this discussion. The Board reviewed and discussed the home occupation special use permit.

Mr. Davis moved to approve the home occupation special use permit for Ami Rogers, 420 E 3rd Street, Battle Mountain, APN 002-181-07 for grant writing services, seconded by Ms. Brandt. The motion was voted and carried unanimously with three Board members voting “aye” and zero Board members voting “nay”.

4) *Discuss and approve/disapprove the following Home Occupation Special Use Permit request:

Applicant: Jeff Grunow
Location: 60 Cedar Street, Austin
APN: 001-064-06
Type: Historic and area tour services

Ms. Teske advised the Board that Mr. Grunow has rescinded the home occupation special use permit application.

5) *Discussion and possible recommendation to the Lander County Board of Commission regarding the following zone change proposal:

Applicant: Lillian Gandolfo
Location: 25 & 49 Paul Street, Austin, Nevada
APNs: 001-047-02 and 001-067-01
Type: Austin Historic Residential/Manufactured Housing Overlay District-AHR/MO to Manufactured Housing Park District-MP

Let the record reflect the presence of Philip Williams and Lillian Gandolfo for this discussion. The Board reviewed and discussed the zone change proposal.

Mr. Price moved to approve the zone change proposal for Lillian Gandolfo, 25 and 49 Paul Street, Austin, Nevada, APNs 001-047-02 and 001-067-01 from Austin Historic Residential/Manufactured Housing Overlay District-AHR/MO to Manufactured Housing Park District-MP, seconded by Mr. Davis. The motion was voted and carried unanimously with three Board members voting “aye” and zero Board members voting “nay”.

6) *Discussion and possible recommendation to the Lander County Board of Commission regarding the following partial street abandonment proposal:

Applicant: Jay Fischer

Location: Corner of 7th and Reese, abuts 737 S Reese Street, Battle Mountain
APN: Abuts 002-132-04
Type: Abandon approximately 1,335 sq. ft. of the NW intersection of 7th and Reese Street, Battle Mountain

Let the record reflect the presence of Jay Fischer for this discussion. The Board reviewed and discussed the partial street abandonment proposal.

Mr. Price moved to approve the partial street abandonment proposal, corner of 7th and Reese, abuts 737 S. Reese Street, Battle Mountain, APN abuts 002-132-04, abandon approximately 1,335 sq. ft. of the NW intersection of 7th and Reese Street, seconded by Ms. Brandt. The motion was voted and carried unanimously with three Board members voting “aye” and zero Board members voting “nay”.

7) *Discussion and possible recommendation to the Lander County Board of Commission regarding the zone change request:

Applicant: Lander County
Location: 110, 130, 150, 155, 165, 170, 195 N 2nd Street & 125, 195 N Willow Street & 113, 121, 123, 125, 133, 135, 143, 145 155, 157, 165, 175, 185 N 1st Street & 180 N Trescott Street
APNs: 002-022-01, -02, -03, -04, -05, -08, -10, -11, -12, -13, -15, -16, -17, -19, -20, -21, -24, -25, -26 & 002-023-01, -02, -03, 04
Type: Change from Manufactured Housing, Residential, Commercial District-MRC to Manufactured Housing Subdivision District-MS

Let the record reflect the presence of Ken Allen, Juan Lapierre, Francine Harper, Hy Forgeron and Duane Urrutia, Battle Mountain residents for this discussion. Mr. Allen, Mr. LaPierre, Ms. Harper, Mr. Forgeron and Mr. Urrutia reiterated their opposition to the zone change request.

Mr. Price moved to recommend to the Lander County Board of Commissioners to leave the zoning change request manufactured housing, residential, commercial district-MRC as is, seconded by Mr. Davis. The motion was voted and carried unanimously with three Board members voting “aye” and zero Board members voting “nay”.

8) *Discussion and possible recommendation to the Lander County Board of Commission regarding the following zone change request:

Applicant: Lander County
Location: 225, 255, 265, 280, 290, 295,296,301 & 303, 395 N 2nd Street and 255 & 275 N Tule Street and 225,240, 260, 300, 355, 365,

375,425, 435,575, 595 & 695 Trescott Street and 350 N Reese Street.
 APNs: 002-052-01, -04, -06, & 002-053-01,-05,-08,-09,-12,-13,-14,-15 & 002-055-01,-02, -03, -04 & 002-280-01, -04, -06, -07, -09, -10, -11, -12, -13 and 002-290-02.
 Type: Change from Manufactured Housing, Residential, Commercial District–MRC to General Commercial District-C2

Mr. Price moved to recommend to the Lander County Board of Commissioners to approve the zone change request as agendized from manufactured housing, residential, commercial district-MRC to general commercial district-C2, seconded by Mr. Davis. The motion was voted and carried unanimously with three Board members voting “aye” and zero Board members voting “nay”.

9) *Discussion and possible recommendation to the Lander County Board of Commission regarding the following zone change request:

Applicant: Lander County
 Location: 411, 425, 453, 535, 547, 555, 575, 585, 615, 621, 653, 673, 775 N 2nd Street & 265 N Broad Street & 240, 247 N Humboldt Street & 209, 210, 220, 240, 251, 304 N Reese Street & 430, 450, 470, 560, 572, 620, 640, 670, 680, 75 N Trescott
 APNs: 002-063-04, -05, -06, -07, -08, -10, -13, -14 & 002-065-01, -02, -03, -04, -05, -06, -07, -09, -10 & 002-083-03, -04, -05, -6, -08, -09, -10, -11, -12, -13, -14, -15 & 002-085-03, -06, -08, -09, -10 & 002-280-05
 Type: Change from Manufactured Housing, Residential, Commercial District-MRC to Multiple-Family Residential District-R4

Mr. Davis moved to recommend to the Lander County Board of Commissioners to approve the zone change request as agendized from manufactured housing, residential, commercial district-MRC to multiple-family residential district-R4, seconded by Mr. Price. The motion was voted and carried unanimously with three Board members voting “aye” and zero Board members voting “nay”.

10) *Discussion and possible recommendation to the Lander County Board of Commission regarding the following zone change request:

Applicant: Lander County
 Location: 515, 545, 565, 591, 609, 645, 661, 685, 709, 745, 775, 831, 855, 887, 897, 925 & 939 N 1st Street and 532, 542, 546, 610, 620, 674, 750, 830, 850, 870 & 910 N 2nd Street and 175 N Broad Street and 180 Humboldt Street and 150, 151, 160, 187 N Reese Street

APNs: 002-064-02, -03, -04, -06, -07, -08, -09, -10, -11 &
002-082-01, -02, -03, -04, -05, -06, -07, -08, -09 &
002-084-01, -03, -04, -05, -06, -07 &
002-092-02, -03, -04, -05, -06, -07, -08, -09, -14, -15
Type: Change from Manufactured Housing, Residential, Commercial
District-MRC to Single-Family Residential District-R1

Mr. Price moved to recommend to the Lander County Board of Commissioners to approve the zone change request as agendized from manufactured housing, residential, commercial district-MRC to single-family residential district-R1, seconded by Mr. Davis. The motion was voted and carried unanimously with three Board members voting “aye” and zero Boar members voting “nay”.

11) *Discussion and possible recommendation to the Lander County Board of Commission regarding the following zone change request:

Applicant: Lander County
Location: 730 N 1st Street
APNs: 002-900-13 & 002-900-15
Type: Change from Manufactured Housing, Residential, Commercial
District-MRC to Commercial District-C1

Mr. Davis moved to recommend to the Lander County Board of Commissioners to approve the zone change request for Lander County, 730 N 1st Street, APNs 002-900-13 and 002-900-15 from manufactured housing, residential, commercial district-MRC to commercial district-C1, seconded by Ms. Brandt. The motion was voted and carried unanimously with three Board members voting “aye” and zero Board members voting “nay”.

12) *Discuss and approve/disapprove the following Parcel Unification per Lander County Ordinance 2006-08:

Applicant: Enderlin Trust
Location: 223 & 221 Toiyabe Road, Kingston, NV
APNs: 003-052-05 and 003-052-17
Type: Combine two (2) parcels into one (1)

Let the record reflect the presence of Deborah Teske, Community Development Specialist for this discussion. The Board reviewed and discussed the parcel unification.

Mr. Price moved to approve the parcel unification for the Enderlin Trust, 223 and 221 Toiyabe Road, Kingston, NV, APNs 003-052-05 and 003-052-17seconded by Mr. Davis.

The motion was voted and carried unanimously with three Board members voting “aye” and zero Board members voting “nay”.

13) *Review and information regarding added detail of the following approved Parcel Map:

Applicant: Herbert Buhl
Location: 2440 Muleshoe Road, Battle Mountain
APNs: 011-100-09
Type: Splitting one (1) parcel into four (4)

Ms. Teske stated that the parcel was approved at a Commission meeting and as a courtesy to the Board the parcel shows the road on Muleshoe is connected to the parcel.

14) Planning Commissioners’ Updates.

There were no updates at this time.

15) Staff Report.

Ms. Teske reported the following:

- Will be working with Lura Duvall, County Assessor, on addressing.

ADJOURNMENT

There being no further business before the Board at this time, Mr. Davis moved to adjourn the May 14, 2008 meeting, seconded by Ms. Brandt. The motion was voted and carried unanimously.

CHAIR OF THE LANDER COUNTY
PLANNING COMMISSION

ATTEST: _____
EXECUTIVE SECRETARY