

# Fernley Planning Commission

## Meeting Minutes

February 8, 2017

Revised

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

### 1. Roll Call

**Present:** Jan Hodges (Chairman), Vice Chairman Sue Gill, Commissioner Sean Desruisseaux, Commissioner Paul Unterbrink, Commissioner Angela Lewis, and Commissioner Felicity Zoberski. **Not Voting:** Planning Director Tim Thompson, Assistant Planner Melinda Bauer, City Attorney Brandi Jensen, Administrative Specialist Lillian Cabral.

### 2. PUBLIC INPUT.

There was none.

### 3. APPROVAL OF THE AGENDA:

**Motion:** MOVE TO APPROVE THE AGENDA AS SUBMITTED, **Action:** Approve, **Moved by** Vice Chairman Sue Gill, **Seconded by** Commissioner Sean Desruisseaux. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes= 6, No= 0). **Yes:** Chairman Jan Hodges, Vice Chairman Sue Gill, Commissioner Sean Desruisseaux, Commissioner Paul Unterbrink, Commissioner Angela Lewis, and Commissioner Felicity Zoberski.

### 4. APPROVAL OF MINUTES

**Motion:** MOVE TO APPROVE THE JANUARY 11, 2017 FERNLEY PLANNING COMMISSION MINUTES AS SUBMITTED, **Action:** Approved, **Moved by** Commissioner

Angela Lewis, **Seconded** by Vice Chairman Sue Gill. **Vote:** Motion passed (summary: Yes= 3, No= 0, Abstain= 2) **Abstain:** Commissioner Paul Unterbrink, Commissioner Felicity Zoberski.

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

Public Hearing, ZMA 2016-006 – Discussion And Possible Action On A Zoning Map Amendment Request From ADH Properties, LLC To Change The Zoning From C1 (Limited Commercial) To C2 (General Commercial) On A Site Approximately 10.06 ± Acres In Size Located At 1B &1A Inglewood Drive, Fernley, NV. APN(S) # 020-341-01 And 020-342-01.

Assistant Planner Melinda Bauer presented the proposed zone change. She stated the parcel is currently zoned C1 limited commercial. The proposed zone change is for C2 general commercial. Currently the C1 zoning is in conformance with the current land use. This change would allow a wide range of uses in the future. She stated that the developer has not officially submitted an application for review.

Derek Wilson, with Rubicon Design Group, represented the property owners, explained the primary goal is to have an improved mix of potential uses on the site. He stated that the owner is looking for higher end retail and medical offices in the development. The zone change will only affect the developer, because they also own the surrounding parcels. There are City services, roads, and infrastructures that are in place to support the zone change. Any improvements of drainage and driveways would be the cost of the developer.

Commissioner Hodges asked Mr. Wilson, if there is any time frame for the project. He stated the developer is excited to start and they are working with an architect to start with one or two buildings first.

Commissioner Desruisseaux stated there are pros and cons to the kind of development will be established there. Commissioner Desruisseaux shared that the entrance to the property could have some traffic issues. He had concerns of potential uses that may be in the future after changing the zone. Mr. Wilson agreed that having the correct uses for

the development will make a difference. They were looking for respectful businesses where you could bring your family to enjoy.

Planning Director Thompson explained the sight is unique with an opportunity to have a completely different use in the future. Through the design review there will be a discussion of the access. A traffic analysis will also be completed with its impact on US Hwy 50. The City will need to work with NDOT to ensure that all scopes are all addressed.

Planning Director Thompson explained the developer is working on a plan and hoping to submit in upcoming months. If the commission feels strongly about certain aspects, staff will identify them in the design process and take them into account when Conditions of Approval are established. He stated that NDOT has a plan, and we have criteria for the traffic analysis and the national standards. The traffic analysis is an important component.

**Motion:** MOVE FORWARD A RECOMMENDATION OF APPROVAL FOR A ZONING MAP AMENDMENT ZMA 2016-006 ADOPTING THE FINDINGS A-E AND THE FACTS SUPPORTING THESE FINDINGS EXCEPT SAID FORWARD IN THE STAFF REPORT.

**Action:** Approve, **Moved by** Vice Chairman Sue Gill, **Seconded by** Commissioner Angela Lewis. **Vote:** Motion carried (**summary:** Yes = 5, No= 1, Absent=0). **Yes:** Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Felicity Zoberski, Commissioner Paul Unterbrink, Vice Chairman Sue Gill. **No:** Commissioner Sean Desruisseaux.

## **6. CHAIR AND COMMISSION ITEMS:**

There were none.

## **8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.**

There were none.

**9. PUBLIC INPUT:**

There was none.

Planning Director Thompson shared that he would like to meet with each member individually and find out what each of the commissioners would like to learn more about going forward.

Deputy City Attorney Kolvet stated that his office is here to help with the overview of the duties and how the meetings should be done.

**ADJOURNMENT:**

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:39 pm.

Approved by the Fernley Planning Commission on May 10, 2017, by a vote of:

AYES: 5      NAYS: 0      ABSTENTIONS: 2      ABSENT: 0



ATTEST: Administrative Specialist Lillian Cabral



Chairman Jan Hodges