



**CHURCHILL COUNTY
PLANNING COMMISSION
CHURCHILL COUNTY, NEVADA**

270 S. Maine Street, Suite A

Fallon, Nevada 89406

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******NOTICE OF PUBLIC MEETING******

AGENDA
PLEASE POST

PLACE OF MEETING: Churchill County Administrative Building, Commission Chambers,
155 North Taylor Street, Fallon, Nevada

DATE & TIME: March 12, 2025 at 6:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

Live Webcasting:

<https://www.youtube.com/@churchillcounty/streams>

If you wish to make public comment, you may make them in person at the meeting or via e-mail, no later than 4:30 PM the day before the meeting, to: planning-admin@churchillcountynv.gov and planning-bl@churchillcountynv.gov.

Notes:

- I. These meetings are subject to the provisions of Nevada Open Meeting Law (NRS Chapter 241). Except as otherwise provided for by law, these meetings are open and public.***
- II. Action will be taken on all Agenda items, unless otherwise noted.***
- III. The Agenda is a tentative schedule. The Planning Commission may act upon Agenda items in a different order than is stated in this notice – so as to affect the people's business in the most efficient manner possible.***
- IV. In the interest of time, the Planning Commission reserves the right to impose uniform time limits upon matters devoted to public comment.***
- V. Any statement made by a member of the Planning Commission during the public meeting is absolutely privileged.***
- VI. All persons participating in the meetings are put on notice that an audio and video recording is made of these meetings.***

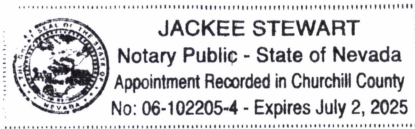
AGENDA:

- 1. Call to Order.**
- 2. Pledge of Allegiance.**
- 3. Public Comment.**

- 4. Verification of the Posting of the Agenda.**
- 5. Consideration and possible action re: Approval of Agenda as submitted or revised.**
- 6. Verification of notification of all landowners in accordance with NRS and the Churchill County Consolidated Development Code.**
- 7. Consideration and possible action re: Approval of Minutes of the meeting held on:**
 - A. February 12, 2025
- 8. Old Business.**
 - A. Consideration and possible action re: Review of a special use permit previously granted to Boulder Opal LLC, Marshall's Septic Care, to expand a waste collection service business. The property is located at 4250 Reno Highway, Assessor's Parcel Number 008-461-07. The planning commission required an annual review to check compliance with the conditions for approval until such time as they determine it is no longer necessary.
 - B. Consideration and possible action re: Review of a special use permit previously granted to Mike Stremmer, Out West Buildings/Ragtown Real Estate, to expand the storage area. The properties are located at 7450, 7490 & 7300 Reno Highway, Assessor's Parcel Numbers 007-251-52, 007-251-53 & 007-251-71. The planning commission required an annual review to confirm compliance with conditions until such time as they determine it is no longer necessary.
- 9. New Business:**
 - A. Consideration and possible action re: A special use permit application for a home business filed by Frances Lee. The property is located at 1600 Tarzyn Road, Assessor's Parcel Number 010-451-02, consisting of 1.19 acres in the A-10 zoning district. The applicant proposes to operate a tailoring/alterations shop on the property.
 - B. Consideration and possible action re: A zone change application filed by Rich McCartney of Fallon Livestock Processing. The property is located at 2150 Mount View Drive, Assessor's Parcel Number 008-811-06, consisting of 1.09 acres in the E-1 zoning district. The applicant is requesting to change the zoning of the parcel from E-1 to C-1 or C-2 zoning for a retail butcher shop.
 - C. Consideration and possible action re: An application for a variance from the lot area requirement for a boundary line adjustment map filed by Gary & Katherine Mills and Cameron & Mandi Mills. The properties are located at 4900 Saint Clair Road & on Saint Clair Road, Assessor's Parcel Numbers 006-231-07 & 006-231-57, consisting of 2.87 acres and 31.84 acres respectively in the A-5 zoning district.
 - D. Consideration and possible action re: An application for a variance from the conservation easement and river protection requirements filed by Michael & Claudia Casey. The property is located at 14001 Cadet Road, Assessor's Parcel Number 007-071-16, consisting of 221.0 acres in the A-10 zoning district. The applicant requests to waive the code requirements to protect river features with an easement.
 - E. Consideration and possible action re: An application for a variance from the tentative map contents requirements filed by Michael & Claudia Casey. The property is located at 14001 Cadet Road, Assessor's Parcel Number 007-071-16, consisting of 221.0 acres in the A-10 zoning district. The applicant requests to waive the code requirements requiring topographic contour information on the map.

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this **6th day of March 2025**.

Jackee Stewart



Notary Public

Endnotes:

Disclosures:

**Churchill County is an equal opportunity provider and employer.*

Accommodations/Nondiscrimination:

**In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies or complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible agency [(775)423-4092] or USDA's TARGET Center at (202)720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800)877-8339. Additionally, program information may be available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the Complaint Form, call (866)632-9992. Submit your completed form or letter to USDA by:*

1. Mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410;
2. Fax: (202)690-7442; or
3. Email: program.intake@usda.gov.

Procedures:

**The public meetings may be conducted according to rules of parliamentary procedure.*

**Persons providing public comment will be asked to state their name for the record.*

**The Churchill County Planning Commission reserves the right to restrict participation by persons in the public meeting where the conduct of such persons is willfully disruptive to the people's business.*

**All supporting materials for this Agenda, previous Agendas, or Minutes are available by requesting a copy from the Public Works, Planning and Zoning office, 775-423-7627. During the meeting, there will be one copy available for public inspection. Additional copies are available by making the request from the Public Works, Planning and Zoning office. You are entitled to one copy of the supporting materials free of charge.*