



**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: September 10, 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.

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. August 13, 2025 Public Hearing
- 8. Old Business.**
 - A. Consideration and possible action re: Review of a special use permit, SUP1073, previously granted to Antonio Moran of Sierra Nevada Gates and Panels, for a fabrication business. The property is located at 8920 Ara Lane, Assessor's Parcel Number 007-151-85. A condition of the permit is annual review until the Planning Commission deems that it is no longer needed.
 - B. Consideration and possible action re: Review of a special use permit, SUP1043, previously granted to Colby Frey of Churchill Vineyards, LLC, for expansion of the distillery, addition of a fourth barrel house, and additional signage. The property is located at 1045 Dodge Lane, Assessor's Parcel Number 006-092-02. A condition of the permit was review in three years to ensure that the conditions of the permit were met.
 - C. Consideration and possible action re: Review of a special use permit, SUP1101, previously granted to Brandon Brimm for an animal boarding or kennel business. The property is located at 14066 Carson Highway, Assessor's Parcel Number 007-071-47. A condition of the permit is annual review until the Planning Commission deems that it is no longer needed.
 - D. Consideration and possible action re: A request to modify special use permit application, SUP1085, made by Fernley Business Park LLC. The property is located at 17127 Inland Port Drive, Assessor's Parcel Number 009-251- 77, in the Industrial zoning district. The applicant requests to make minor site changes to accommodate the operation by extending the existing Track C length approximately 600 feet to create additional transloading activity for the site.
- 9. New Business:**
 - A. Consideration and possible action re: A parcel map application, PC25-7, filed by Vickie Detomasi. The property is located at 2376 Roberson Lane, Assessor's Parcel Number 008-113-16, in the A-5 zoning district. The applicant proposes to divide the parcel into two parcels.
 - B. Consideration and possible action re: A special use permit application, SUP25-29, filed by Taggart Garland of Stampede Roll Off Rentals. The property is located at 7300 Reno Highway, Assessor's Parcel Number 007-251-71, consisting of 9.34 acres in the C-2 zoning district. The applicant proposes to operate his roll-off rental business from this parcel.
 - C. Consideration and possible action re: A special use permit application, SUP25-30, filed by Jim Menesini Petroleum LLC. The property is located at 7945 Reno Highway, Assessor's Parcel Number 007-271-55, consisting of 3.28 acres in the C-2 zoning district. The applicant proposes to expand the propane storage with the addition of a second 30,000-gallon LP Gas Bulk Storage Tank.
- 10. Code Changes.**

11. Consent Agenda: All matters listed under the Consent Agenda are considered routine and may be acted upon by the Planning Commission with one action and without an extensive hearing. Any member of the board or any citizen may request that an item be taken from the Consent Agenda, discussed, and acted upon separately during this meeting.

- A. Consideration and possible action re: Termination of a special use permit, SUP970, previously granted to Alyson Osters of Discovery Learning Center for an educational facility. The property is located at 2152 Reno Highway, Suite I, Assessor's Parcel Number 008-361-52, in the C-2 zoning district. The business has closed, and the permit is no longer needed; therefore, it should be terminated.
- B. Consideration and possible action re: Termination of a special use permit, SUP605, previously granted to Lynn Pucinelli of Pets Bed & Breakfast for a boarding kennel for dogs, cats and horses. The property is located at 81 Mason Road, Assessor's Parcel Number 009-271-19, in the A-10 zoning district. The applicant did not renew the business license, which expired June 30, 2025, and is a required condition of the permit.

12. Public Comment.

13. Adjournment.

14. Appendix.

Supporting Documentation

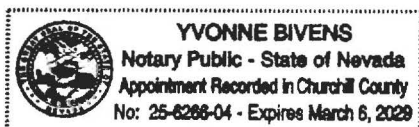
STATE OF NEVADA)
 : ss.
County of Churchill)

*I, Diane Moyle, Administrative Assistant, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **4th day of September 2025**, between the hours of 8:30 a.m. and 5:00 p.m., at the following locations in Churchill County, Nevada:*

1. County Administration Building, 155 N. Taylor St., Fallon, NV;
2. The Churchill County Website @ www.churchillcountynv.gov;
3. The State of Nevada Website @ <https://notice.nv.gov/>.

Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this 4th day of September 2025.



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.*