



**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: November 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@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. October 8, 2025 Public Hearing
8. **Old Business.**
 - A. Consideration and possible action re: Review of a special use permit, SUP1039, previously granted to Omaha Track, Inc on July 13, 2022 for a rail based services facility. The property is located at 1006 Nevada Street, Assessor's Parcel Numbers 009-251-86 & 009-251-92. The Planning Commission requires an annual review of the permit until such time as they deem it no longer necessary.
 - B. Consideration and possible action re: Review of a special use permit, SUP1078, previously granted to Cheek Construction on November 8, 2023 for off premises outside storage. The property is located at 9843 Carson Highway, Assessor's Parcel Number 007-171-76. The Planning Commission requires annual review of the permit until such time as they deem it no longer necessary.
 - C. Consideration and possible action re: Review of a special use permit, SUP1079, previously granted to Safety-Kleen Systems, Inc on November 8, 2023 to increase throughput to 33,300,000 gallons and to install a hydrogen generator. The property is located at 22211 Bango Road, Assessor's Parcel Numbers 007-071-80 & 007-071-81. The Planning Commission requires annual review of this permit until such time as they deem it no longer necessary.
 - D. Consideration and possible action re: Review of a special use permit, SUP1105, previously granted to Shalena Hoisington on November 13, 2024 for a home based horse boarding operation. The property is located at 425 Bench Road, Assessor's Parcel Number 007-111-50. This is a follow up on enacting this permit to ensure compliance with all of the conditions for approval.
 - E. Consideration and possible action re: A request for an extension of the temporary use permit, TUP427, that was previously granted to Eric Madrigal on September 11, 2024. The property is located at 8893 Helens Way, Assessor's Parcel Number 006-031-10. The applicant is requesting an extension for the temporary use permit for another year.
9. **New Business:**
 - A. Consideration and possible action re: Two parcel maps, PC25-1, filed by Ronald L. & Paula Giovanetti. The properties are located at 399 Sheckler Cut-Off and 5967 Hooper Place, Assessor's Parcel Numbers 008-572-26 & 008-572-25, in the E-1 zoning district. The applicant proposes a series of two parcel maps to create four lots.
 - B. Consideration and possible action re: A reversion to acreage application, PC25-10, filed by Amber Hood. The properties are located at 642 and 660 Peaceful Way, Assessor's Parcel Numbers 008-391-48 and 008-391-49. The applicant proposes to merge two lots into one.
 - C. Consideration and possible action re: A parcel map application, PC25-11, filed by Bernard Ponte, Jr. and Cynthia Troxel. The property is located at 1250 Rice Road, Assessor's Parcel Number 008-272-03. The applicants propose to divide the farmstead from the farm lot creating two lots.

- D. Consideration and possible action re: A parcel map application, PC25-12, filed by Mic Casey. The property is located on Trento Lane, Assessor's Parcel number 007-121-09, consisting of 80.05 acres in the A-10 zoning district. The applicant proposes to split the parcel into four lots that will be more than 20.0 acres each.
- E. Consideration and possible action re: A parcel map application, PC25-13, filed by Bart Hiatt. The property is located on Boundary Road, Assessor's Parcel Number 009-071-27, consisting of 66.54 acres in the A-10 zoning district. This parcel map will implement a previously approved tentative parceling plan. The applicant proposes to create three lots and a remaining lot that will be divided further by a subsequent parcel map.
- F. Consideration and possible action re: A parcel map application, PC25-14, filed by Bart Hiatt. The property is located on Boundary Road, Assessor's Parcel Number 009-071-27, consisting of the remainder of 33.25 acres in the A-10 zoning district. This parcel map will implement a previously approved tentative parceling plan. The applicant proposes to divide the parcel into three lots.
- G. Consideration and possible action re: A variance application, VAR25-13, filed by Joshua Sherer. The property is located at 4705 Saint Clair Road, Assessor's Parcel Number 006-271-05, consisting of 8.6 acres in the A-5 zoning district. The applicant proposes a variance from the setback requirements for an addition to a pre-existing residence within the setback.
- H. Consideration and possible action re: A special use permit application, SUP25-37, filed by IRG Realty Advisors LLC for Port of Nevada. The property is located at 17127 Inland Port Drive, Assessor's Parcel Number 009-251-77, consisting of 105.61 acres in the Industrial zoning district. The applicant is requesting the Phase 3 Rail Expansion.
- I. Consideration and possible action re: A special use permit application, SUP25-38, filed by Jon Bateman for Tractor Supply Company. The property is located at 11 River Village Drive, Assessor's Parcel Number 008-421-05, consisting of 4.83 acres in the C-1 zoning district. The applicant proposes a retail development for Tractor Supply Company.
- J. Consideration and possible action re: A special use permit application, SUP25-39, filed by Adam Johnson for Greenwave Grappling LLC. The property is located at 2262 Reno Highway, Assessor's Parcel Number 008-361-40, consisting of 0.09 acre in the C-1 zoning district. The applicant proposes a martial arts academy in an existing multi-tenant complex.

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, SUP001051, previously granted to Chase Mills on 01/11/2023. The property is located at 4675 Sheckler Road, Assessor's Parcel Number 006-231-48 in the A-5 zoning district. The applicant has canceled the business license and will no longer be conducting this business at this location; therefore, the permit is no longer needed and should be terminated.

12. Public Comment.

13. Adjournment.

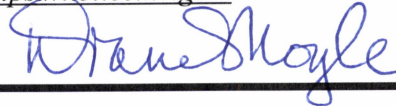
14. Appendix.

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

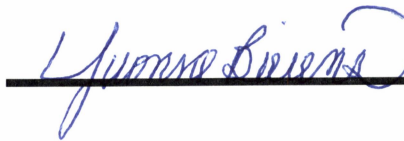
*I, **Diane Moyle, Administrative Assistant**, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **5th day of November 2025**, between the hours of **2:30 p.m. and 5:00 p.m.**, at the following locations in Churchill County, Nevada:*

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 **5th day of November 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.*