



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

155 N. Taylor Street, Suite 194

Fallon, Nevada 89406

(775) 423-7627

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

Changes due to Early Voting

AGENDA
PLEASE POST

PLACE OF MEETING: **Churchill County Fairgrounds, The Barrel House
(formerly the Multi-Purpose Building), 225 Sheckler Road,** Fallon, Nevada

DATE & TIME: June 8, 2022 at 7:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

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@churchillcounty.org and planning-bl@churchillcounty.org.

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. May 11, 2022 Hearing
- 8. Old Business.**
 - A. Consideration and possible action re: Renewal of a temporary use permit for general purposes that was granted to Donald Jr & Wylanta Keeling for property located at 5990 Kadee Court, Assessor's Parcel Number 008-572-01, in the E-1 zoning district. The permit allowed the use of an RV for an unrelated person to reside on the property, and requires renewal by the Planning Commission.
 - B. Consideration and possible action re: Annual review of a special use permit granted to Paul Picotte and Ron Peterson for an outdoor event site for Farmer's Markets at 1150 Taylor Place, Assessor's Parcel Number 008-812-04, in the C-1 zoning district. The permit requires annual review by the Planning Commission to confirm conformance with the conditions of approval.
- 9. Public Hearings:**
 - A. Consideration and possible action re: A variance application filed by Ashley Bowman and Jack & Pamela Kellerstrass for property located at 5555 Weaver Road, Assessor's Parcel Number 006-831-02, consisting of 5.48 acres in the A-10 zoning district. The applicants propose to reduce the non-conforming lot by 1 acre. Approval will allow them to file a boundary line adjustment map to move the property line, and thereby make this lot approximately 4.48 acres.
 - B. Consideration and possible action re: A special use permit application for an animal boarding and kennel facility for Fallon Animal Welfare Group (FAWG) filed by James Sterling representing FAWG and Patricia McKeown for property located at 6305 Lakeview Drive, Assessor's Parcel Number 008-113-28, consisting of 5.01 acres in the A-5 zoning district. The applicants request to continue the use of the feline kennel that currently exists on the property.
 - C. Consideration and possible action re: A special use permit application for a waste collection service filed by Sheldon & Camille McKnight for A-1 Septic and Handyman on property located at 5011 Reno Highway, Assessor's Parcel Number 008-492-05, consisting of 1.1 acres in the C-2 zoning district. The applicants propose to operate A-1 Septic and Handyman from this property, which was the previous location of A-1 Septic under different ownership.
 - D. Consideration and possible action re: A special use permit application for a home based heating, air conditioning, and plumbing business filed by Dustin Galdarisi on property located at 4375 Sheckler Road, Assessor's Parcel Number 006-231-71, consisting of 5.33 acres in the A-5 zoning district. The applicant proposes to expand the existing home business to allow material storage, additional business vehicles, and employees coming to this parcel, which exceeds the limits for a standard home business.
 - E. Consideration and possible action re: A zone change application to request a change of zoning filed by Churchill County for property located on Coleman Road, Assessor's Parcel Numbers 008-301-11 and 008-301-12, consisting of 5.20 acres and 26.21 acres

respectively in the E-1 and R-1 zoning districts respectively. The applicant requests a zone change to R-3 on both parcels.

10. 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 for a home based horse business granted to Michelle Hoekenga for property located at 3250 Weaver Road, Assessor's Parcel Number 006-751-74, in the A-5 zoning district. The permit was granted solely to Michelle Hoekenga, who stated that she is moving out of state. The permit should be terminated.

11. Adjournment.

12. 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 **2nd day of June 2022, between the hours of 8:30 a.m. and 4:30 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 **2nd day of June 2022**.*



ALEXA ROBINSON
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 21-2602-04 - Expires December 1, 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.*