



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

155 N. Taylor Street, Suite 194

Fallon, Nevada 89406

(775) 423-7627

Fax: (775) 428-0259

E-mail: planning@churchillcounty.org

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

AGENDA

PLEASE POST

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

DATE & TIME: January 11, 2023 at 7:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

Live Webcasting:

<https://churchillconv.suiteonemedia.com/web/live/>

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. Consideration and possible action re: Election of Officers for the Planning**

Commission—Chair and Vice Chair.

- 5. Verification of the Posting of the Agenda.**
- 6. Consideration and possible action re: Approval of Agenda as submitted or revised.**
- 7. Verification of notification of all landowners in accordance with NRS and the Churchill County Consolidated Development Code.**
- 8. Consideration and possible action re: Approval of Minutes of the meeting held on:**
 - A. December 14, 2022 Public Hearing
- 9. Public Hearings:**
 - A. Consideration and possible action re: A temporary use permit application for temporary quarters for general purposes filed by Ruth Miller for property located at 4810 Schindler Road, Assessor's Parcel Number 006-292-48, consisting of 5.03 acres in the A-5 zoning district. The applicant proposes to have some people live in an RV on her property because they have no other place to live.
 - B. Consideration and possible action re: A temporary use permit application for temporary quarters for farm labor filed by Philip Regli for property located at 1240 Soda Lake Road, Assessor's Parcel Number 008-211-14, consisting of 25 acres in the A-5 zoning district. The applicant proposes to have farm labor reside in another RV on the property to help with the dairy.
 - C. Consideration and possible action re: A special use permit application for a home based firearms business filed by Chase Mills for property located at 4675 Sheckler Road, Assessor's Parcel Number 006-231-48, consisting of 1.0 acres in the A-5 zoning district. The applicant proposes to operate a home based business for special order parts and assembly, and sales of firearms.
 - D. Consideration and possible action re: A special use permit application for a multi-tenant facility business filed by Paula Gilmore for property located at 4175 Reno Highway, Assessor's Parcel Number 008-411-64, consisting of 1.83 acres in the C-1 zoning district. The applicant proposes to allow other businesses to lease space(s) for operating their business at her location.
 - E. Consideration and possible action re: A special use permit application for a private gathering facility with night/weekend hours and alcohol beverage service filed by Churchill County POBOB M.C. for property located at 2170 Reno Highway, Assessor's Parcel Number 008-361-51, consisting of 1.75 acres in the C-2 zoning district. The applicant proposes to establish a motorcycle club with occasional events.
 - F. Consideration and possible action re: An application for a variance from the street setback requirement filed by Lisette Kroepelin for property located at 125 Clover Drive, Assessor's Parcel Number 006-751-24, consisting of 5.17 acres in the A-5 zoning district. The applicant proposes to build a garage at 21' 6" from the street easement instead of 30'.
 - G. Consideration and possible action re: A special use permit application for a manufacturing/fabrication business filed by Ed Erxleben, representing Out West Buildings LLC, for property located at 7450 Reno Highway, Assessor's Parcel Numbers 007-251-52 and 007-251-53, consisting of 9.85 acres and 3.7 acres respectively in the C-2 zoning district. The applicant proposes to authorize the manufacture and fabrication of wooden storage buildings at this location in two large shops with office buildings. The business is already in operation.

- H. Consideration and possible action re: An application for three (3) variances from (1) the street setback requirement, (2) the landscaping requirements, and (3) the screening requirement found in Churchill County Code filed by Ed Erxleben, representing Out West Buildings LLC, for property located at 7450 Reno Highway, Assessor's Parcel Numbers 007-251-52 and 007-251-53, consisting of 9.85 acres and 3.7 acres respectively in the C-2 zoning district. The applicant requests to (1) remove the setback requirement for the shed display, (2) not install street landscaping and other landscaping in place of landscaping that they have already provided, and (3) not provide screening of the storage area on certain sides.
- I. Consideration and possible action re: An application for a variance from the property setback requirement found in Churchill County Code filed by Michael Rodzinski, Northern Nevada Research Co LLC, for property located at 7162 California Street, Assessor's Parcel Number 009-251-84, consisting of 100 acres in the Industrial zoning district. The applicant requests a five-foot (5') reduction of the twenty-foot (20') setback for a building.

10. Public Comment.

11. Adjournment.

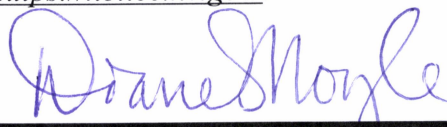
12. Appendix.

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

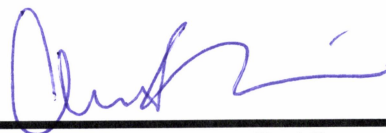
I, Diane Moyle, Administrative Assistant, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the 5th day of January 2022, between the hours of 8:30 a.m. and 5:00 p.m., at the following locations in Churchill County, Nevada:

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 5th day of January 2023.



Notary Public



ALEXA ROBINSON
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 21-2602-04 - Expires December 1, 2025

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, audiotape, 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.*