

The Lander County Planning Commission met in regular session in the Commission Chambers of the Lander County Courthouse in Battle Mountain, Nevada, on January 11, 2012 at 3:00 p.m.

PRESENT: JOHN WILLIAMS, JR., CHAIR
LOUIS LANI, VICE CHAIR – via Teleconference
JOY BRANDT, BOARD MEMBER – via Teleconference
MONTE PRICE, BOARD MEMBER
ROD DAVIS, ALTERNATE BOARD MEMBER
DAVID MASON, COMMISSIONER
ANGIE ELQUIST, DISTRICT ATTORNEY
GINA LITTLE, COMMUNITY SERVICES OFFICER (Non-Voting Liaison)

ABSENT: DONNA J. BOHALL, EXECUTIVE SECRETARY

The meeting was called to order by Chair John Williams.

Mr. Williams led the Pledge of Allegiance.

Let the record reflect the presence of a quorum of five Commission members.

APPROVAL OF AGENDA NOTICE

Mr. Price moved to approve the Agenda Notice, as posted. Seconded by Mr. Davis, the motion was voted and carried unanimously.

APPROVAL & ACCEPTANCE OF MINUTES

Regular Meeting of December 14, 2011

Ms. Brandt moved to approve the minutes of the Regular Meeting of December 14, 2011, as presented. Seconded by Mr. Davis, the motion was voted and carried unanimously.

BOARD MEMBER REPORTS

There were no reports presented.

STAFF REPORTS

There were no reports presented.

PUBLIC COMMENT

There was no one present for public comment.

1) **Discussion for possible action regarding the following Special Use Permit request:**

Applicant: Mike Farr
Location: E2NE4, SW4NE4, NW4, SW4SW4, E2SW4, SE4, R40N, T24E Sec 12, 13, 24
APN: 005-010-09, 005-010-08, 005-010-07, 007-520-07, 007-520-17
Type: To construct/install eight (8) KCS-56, 100 kw wind turbines in agricultural zoning.

Let the record reflect the presence of Mr. Mike Farr for this item. The Board reviewed and discussed the special use permit application for Mr. Farr, as submitted. Mr. Farr presented testimony regarding his proposed plans to construct and install eight KCS-56 100kw wind turbines on his property in Antelope Valley; and answered questions from the Board and the audience concerning the proposed project. Mr. Davis moved to approve the special use permit for Mike Farr, E2NE4, SW4NE4, NW4, SW4SW4, E2SW4, SE4, R40N, T24E, Sec 12, 13, 24, APNs 005-010-09, 005-010-08, 005-010-07, 007-520-07, 007-520-17 to construct/install eight (8) KCS-56, 100kw wind turbines in agricultural zoning. Seconded by Ms. Brandt, the motion was voted and carried unanimously.

2) **Discussion for possible action regarding the following Home Occupation Permit request:**

Applicant: Fred Wagner
Location: 1 Blossom Springs Drive, Battle Mountain
APN: 011-074-01
Type: Electrical Services, Residential & Commercial

Let the record reflect the presence of Mr. Fred Wagner for this item. The Board reviewed and discussed the home occupation permit application for Mr. Wagner, as submitted. Mr. Wagner presented testimony regarding his proposed plans to conduct a residential and commercial electrical service business from his home at 1 Blossom Springs Drive in Battle Mountain. Mr. Price moved to approve the home occupation permit for Fred Wagner, 1 Blossom Springs Drive, Battle Mountain, APN 011-074-01, for an electrical service business. Seconded by Mr. Davis, the motion was voted and carried unanimously.

3) **Discussion for possible action regarding recommendation to the Lander County Board of Commissioners amending Lander County Code 15.24.030(D), the age restriction of any mobile home or manufactured home and other matters properly**

related thereto: Let the record reflect the presence of Lander County Building Official Joe Lindsey for this item. The Board reviewed and discussed a draft ordinance to amend Section 15.24.030(D) of Lander County Code, changing the allowable age of mobile and manufactured homes from five (5) years to fifteen (15) years old when permanently installed in Lander County, as provided by Community Services Officer Gina Little. There was general discussion regarding the pros and cons of allowing older mobile homes to be permanently installed in Lander County. Mr. Lindsey presented testimony in favor of the proposed code change. Mr. Price moved to approve a recommendation to the Lander County Board of Commissioners amending Lander County Code 15.24.030(D), the age restriction of any mobile home or manufactured home. Seconded by Mr. Davis, the motion was voted and carried unanimously.

- 4) **Correspondence/Board and/or Staff issues for potential upcoming agenda items:**
The Board discussed several issues as potential upcoming agenda items.

PUBLIC COMMENT

There was no one present for public comment.

ADJOURNMENT

There being no further business before the Board at this time, Mr. Lani moved to adjourn the meeting of January 11, 2012. Seconded by Mr. Price, the motion was voted and carried unanimously.



CHAIR OF THE LANDER COUNTY
PLANNING COMMISSION

ATTEST: 

EXECUTIVE SECRETARY