

The Lander County Planning Commission met in regular session in the Commission Chambers of the Lander County Courthouse in Battle Mountain, NV on the 9th day of February, 2011 at 3:00 p.m.

PRESENT: JOHN WILLIAMS JR., CHAIR
KIMBERLIE DAVIS, BOARD MEMBER
JOY BRANDT, BOARD MEMBER via Teleconference
ROD DAVIS, ALTERNATE BOARD MEMBER
ANGIE ELQUIST, DISTRICT ATTORNEY
JAMES BARNES, DEPUTY DISTRICT ATTORNEY
DAVE MASON, COMMISSIONER

ABSENT: MONTE PRICE, BOARD MEMBER
LOUIS LANI, VICE-CHAIR

The meeting was called to order by Chair John Williams.

Mr. Williams led the Pledge of Allegiance.

Let the record further reflect the presence of a quorum of four Commission members.

APPROVAL OF AGENDA NOTICE

Ms. Davis moved to approve the agenda notice, as posted, seconded by Ms. Brandt. The motion was voted and carried unanimously.

APPROVAL & ACCEPTANCE OF MINUTES

Regular Meeting of January 12, 2011

Ms. Davis moved to approve the minutes for January 12, 2011, as presented, seconded by Ms. Brandt. The motion was voted and carried unanimously.

CORRESPONDENCE

There was no correspondence at this time.

PUBLIC COMMENT

There was no comment from the public at this time.

1) Discuss and approve/disapprove the following Zone Change request:

Applicant: Carol Cuthbertson Trust
Location: 55 N. 2nd Street, Battle Mountain
APN: 002-270-04
Type: From One Acre Agricultural District A-1 zoning to General Commercial District C-2

Let the record reflect the presence of Angie Elquist, District Attorney, for this discussion. Ms. Elquist stated that as long as the property is compatible with existing uses, it will benefit the public and stated clearly on the record then there should be no issues.

The Board agreed to go forward without the Applicant present.

Ms. Davis moved to recommend to the Lander County Board of Commissioners the zone change from A-1 to C-2 for APN 002-270-04 for the reason being that zone change is compatible with neighboring zonings, the community benefit, it is desired a potential service to have this a commercial parcel and it is conforming to the Master Plan that we have followed, seconded by Ms. Brandt. The motion was voted and carried unanimously.

2) Discuss and approve/disapprove the following Home Occupation Permit request:

Applicant: Tom Brannan
Location: 252 Indian Springs Court, Battle Mountain
APN: 002-173-22
Type: Life Insurance, Annuities & Mutual Funds

Let the record reflect the presence of Tom Brannan for this discussion.

Due to the absence of a Community Development Specialist position the proper procedures did not take place in which the neighbors within 300 feet nor the Bugle were noticed as required therefore:

Ms. Davis moved to defer this until such time as legal notice has been followed, seconded by Mr. Davis. The motion was voted and carried unanimously.

3) Discuss and approve/disapprove the following Home Occupation Permit request:

Applicant: Dennis McKenzie
Location: 1035 Gold Creek Ave, Battle Mountain
APN: 002-173-16
Type: Appliance Repair Service

Due to the absence of a Community Development Specialist position the proper procedures did not take place in which the neighbors within 300 feet nor the Bugle were noticed as required therefore:

Ms. Davis moved to defer this until such time as legal notice has been followed, seconded by Ms. Brandt. The motion was voted and carried unanimously.

4) Discuss and approve/disapprove to amend the Special Use Permit request:

Applicant: Andreola Farms Inc.
APNs: 006-050-02 & -04 and 006-060-16, 17, -41, -48, -50 & -51
and 006-170-02 & -08 and 006-180-03
Type: Amend the Special Use Permit issued on September 8, 2010 to Andreola Farms, Inc. to decrease the number of Wind Turbines from thirty-three (33) – 76.5 feet to eight (8) – 132 feet which include light beacons for air traffic control.

Let the record reflect the presence of Paul & Carlene Andreola for this discussion. They advised the Board that they have done research and have found a different Wind Turbine that are made in the United States which are a better quality and have decided to go with these therefore needed to amend or replace the Special Use Permit that was previously issued.

After Board discussion:

Ms. Davis moved to approve to issue a new Special Use Permit to replace and nullify the prior Special Use Permit to accommodate a higher Wind Turbine up to 132 feet, 8 in number to be equipped as to FAA regulations and any other regulatory bodies should require, seconded by Ms. Brandt. The motion was voted and carried unanimously.

5) Planning Commissioners' Updates.

Joy Brandt stated that the Natural Resource Meeting with Nye, Lander & Eureka is being held in Austin tonight at 6:30 p.m.

6) Staff Report.

The Community Development Specialist position is on the Agenda to be discussed tomorrow before the Lander County Commissioners. Board confirmed that they had discussed their concerns in regard to this issue at the last meeting with Gene Etcheverry.

ADJOURNMENT

There being no further business before the Board at this time, Mr. Davis moved to adjourn the February 9, 2011 meeting, seconded by Ms. Brandt. The motion was voted and carried unanimously.



CHAIR OF THE LANDER COUNTY
PLANNING COMMISSION

ATTEST:



EXECUTIVE SECRETARY