

The Lander County Planning Commission met in regular session in the Commission Chambers of the Lander County Courthouse in Battle Mountain, Nevada, on November 8, 2011 at 3:00 p.m.

**PRESENT: JOHN WILLIAMS, JR., CHAIR**  
**LOUIS LANI, VICE CHAIR – via Teleconference**  
**MONTE PRICE, BOARD MEMBER**  
**DAVID MASON, COMMISSIONER**  
**ANGIE ELQUIST, DISTRICT ATTORNEY**  
**GINA LITTLE, COMMUNITY SERVICES OFFICER (Non-Voting Liaison)**  
**DONNA J. BOHALL, EXECUTIVE SECRETARY**

**ABSENT: JOY BRANDT, BOARD MEMBER**  
**KIMBERLIE DAVIS, BOARD MEMBER**

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 three Commission members.

#### **APPROVAL OF AGENDA NOTICE**

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

#### **APPROVAL & ACCEPTANCE OF MINUTES**

##### **Regular Meeting of October 12, 2011**

Mr. Lani moved to approve the minutes of the Regular Meeting of October 12, 2011, as presented. Seconded by Mr. Price, the motion was voted and carried unanimously.

#### **BOARD MEMBER REPORTS**

Mr. Lani noted the following for the record:

*“I’m getting rumbles from some of the local people down here on the RV parking in town. Is that an item that should be on the agenda for the next go-around? I don’t have a problem with the way things are written, but people are starting to say that the Planning Commission is going to take a ruling against them. I thought we already had that on the books.”*

Ms. Elquist informed the Board that her office is looking into this issue and will make sure it goes through the proper channels.

### **STAFF REPORTS**

There were no staff reports presented.

### **PUBLIC COMMENT**

Crescent Valley resident Lane J. Grow appeared before the Board to make the following comment for the record:

*"We're building a house on a lot; we have to get permits for everything we do. Two lots down from us they moved in a junk yard and put in a little RV trailer. I don't know what they're going to do. Some of your people came out there; I talked to them about it. Joe said he was going to write them a letter saying they couldn't do that. They don't have power or water there; so I don't know what their plans are. We're trying to do everything the right way and go through the right channels, but these people moved in twenty-five junk cars and piled them up on top of each other. It looks like they're starting a junk yard."*

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

Applicant: Peggy M. Loup/Lane J. Grow  
Location: 6650 State Route 306, Crescent Valley  
APN: 007-267-01  
Type: To allow a paint imaging business with existing five (5) RV spaces for employees.

Let the record reflect the presence of Peggy M. Loup and Lane J. Grow for this item. The Board reviewed and discussed the special use permit application for Ms. Loup and Mr. Grow, as submitted. Mr. Grow presented testimony regarding his proposed plans to operate a paint imaging business with existing five RV spaces for employees from his property in Crescent Valley. Mr. Price addressed his concerns that the five RV spaces were never properly permitted. Mr. Williams noted the following for the record:

*"I'm not positive the RV spaces can be tied to this special use permit. It might have to be done in two steps. I really do believe they need to be two special use permits."*

Ms. Elquist made the following comment for the record:

*"I think for now you could approve the business. The issue of the RV's – they're temporary housing. I'm going in the direction that you need to get variances if you want it for more than the temporary housing. That would just be a separate issue that would come before you guys. I would suggest you approve the business coming in with the condition that the five RV spaces for the employees is not approved in the permit today."*

There was general consensus in favor of approving the special use permit for the paint imaging business only and denying the five RV spaces without prejudice. Mr. Price moved to approve the special use permit for Peggy M. Loup and Lane J. Grow, 6650 SR 306, Crescent Valley, APN 007-267-01, to allow a paint imaging business. Seconded by Mr. Lani, the motion was voted and carried unanimously.

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

Applicant: Carlos Torres  
Location: 1650 James Monroe, Battle Mountain  
APN: 011-280-11  
Type: Welding services.

Let the record reflect the presence of Mr. Carlos Torres for this item. The Board reviewed and discussed the home occupation permit application for Mr. Torres, as submitted. Mr. Torres presented testimony regarding his plans to operate a mobile welding service business from his home base at 1650 James Monroe in Battle Mountain. Mr. Price moved to approve the home occupation permit for Carlos Torres, 1650 James Monroe, Battle Mountain, APN 011-280-11, for a welding service business. Seconded by Mr. Lani, the motion was voted and carried unanimously.

3) **Correspondence/board and/or staff issues for potential upcoming agenda items:** Mr. Price addressed his concerns regarding various nuisance violations in the Hilltop area. Mr. Williams concurred; and addressed his concerns regarding various nuisance violations in the Town of Battle Mountain. There was general discussion regarding the following issues: a) the proper procedure to be used in abating nuisance issues within Lander County; and, b) the need for proper enforcement of nuisance violations.

**PUBLIC COMMENT**

There was no one present for public comment.

**ADJOURNMENT**

There being no further business before the Board at this time, Mr. Price moved to adjourn the meeting of November 8, 2011. Seconded by Mr. Lani, the motion was voted and carried unanimously.

  
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**CHAIR OF THE LANDER COUNTY  
PLANNING COMMISSION**

**ATTEST:**   
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**EXECUTIVE SECRETARY**