

FERNLEY PLANNING COMMISSION

MEETING MINUTES

JANUARY 09, 2019

Chairman Jan Hodges called the meeting to order at 5:00 p.m. at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

1. Roll Call

Present: Chairman Jan Hodges, Commissioner Felicity Zoberiski, Commissioner Paul Unterbrink, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Barry Williams Sr, Planning Director Tim Thompson, Associate Planner Olivia John, Deputy City Attorney Brent Kolvet, Administrative Specialist II Sara Thomas.

2. PUBLIC INPUT

There was none.

3. APPROVAL OF THE AGENDA

Motion: MOVE TO APPROVE THE AGENDA FOR JANUARY 09, 2019, **Action:** Approve, **Moved by** Commissioner Cody Wagner, **Seconded by** Commissioner Felicity Zoberiski **Vote:** Motion (**summary:** Yes = 6 Absent = 1). Yes: Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Paul Unterbrink, Commissioner Felicity Zoberiski, Commissioner Barry Williams Sr. **Absent:** Commissioner Jenni McCullar.

4. (POSSIBLE ACTION) APPROVAL OF MINUTES

Motion: MOVE TO APPROVE THE MINUTES FROM THE DECEMBER 12, 2018 MEETING, **Action:** Approve, **Moved by** Commissioner Angela Lewis, **Seconded by** Commissioner Paul Unterbrink, **Vote:** Motion (**summary:** Yes = 5 Absent =1 Abstain: 1). Yes: Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Paul Unterbrink. Commissioner Felicity Zoberiski, Commissioner Barry

Williams Sr. **Absent:** Commissioner Jenni McCullar **Abstain:** Cody Wagner was not present for the final vote on the meeting.

5. DISCUSSION AND POSSILBE ACTION TO ELECT CITY OF FERNLEY PLANNING COMMISSION OFFICERS FOR 2019.

Motion #1: MOVE TO NOMINATE JAN HODGES FOR CHAIRMAN. **Action:** Approve, **Moved by** Commissioner Angela Lewis, **Seconded by** Commissioner Felicity Zoberksi. **Vote:** Motion (**summary:** Yes = 6 Absent =1). Yes: Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Paul Unterbrink, Commissioner Felicity Zoberksi, Commissioner Barry Williams Sr. **Absent:** Commissioner Jenni McCullar

Motion #2: MOVE TO NOMINATE FELICITY ZOBERSKI FOR VICE CHAIRWOMAN. **Action:** Approve, **Moved by** Chairman Jan Hodges, **Seconded by** Commissioner Angela Lewis. **Vote:** Motion (**summary:** Yes = 6 Absent =1). Yes: Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Paul Unterbrink, Commissioner Felicity Zoberksi, Commissioner Barry Williams Sr. **Absent:** Commissioner Jenni McCullar

6. PUBLIC HEARINGS

- a. Discussion with Planning Commission & Staff
- b. Public Input
- c. Additional Discussion with Planning Commission & Staff
- d. Commission Action or Direction to Staff

6.1 Public Hearing, TPM 2018-005

Consideration and Possible Action on a Tentative Parcel Map request from Pilot Travel Centers, LLC and Blue Beacon International Inc. for the merger and resubdivision of 3 parcels in the T-C (Tourist Commercial) and C-2 (General Commercial) zoning districts located at 465 W. Main Street and 865 Pilot Road, Fernley, NV. APN(s): 021-061-07, 021- 061-13, and 021-061-25.

Assistant Planner, Oliva John presented this item. She apologized for the error regarding conditions of approval included with the original staff report. The document was updated to reflect the correct conditions of approval. She stated the purpose of this tentative parcel

map is to merge parcels Owned by Pilot Delaware LLC into one parcel and readjust the adjacent Blue Beacon International Owned parcel boundary to contain Blue Beacon facilities within the limits of one parcel boundary.

Chairman Jan Hodges asked about the road leading into Pilot, if they plan to repave it.

Planning Director, Tim Thompson stated that Pilot Road is a private road it is not dedicated right of way. He also stated that Nevada State Highway 427 is an NDOT facility and the City of Fernley does not have the ability to look at those transportation issues.

Public Comment

Planning Director, Tim Thompson read an email from an adjacent property owner and owners of Pilot Road as well. Fred Turnier, representative for Property Owner/ Developer, Jeff Herman stated the owner supports Pilot Travel Center's expansion and improvements but are requesting a condition be added to the approval for the TPM or the pending Design Review approval that states Pilot Road and Main Street intersection improvements.

Commissioner Jenni McCullar arrived at 5:17pm

Motion #1: MOVE TO EDIT CONDITION 10 TO READ THE DEVELOPER SHALL ACKNOWLEDGE IN WRITING THAT ANY FUTURE DEVELOPMENT OF THE PROJECT SITE, THAT INCREASES TRAFFIC VOLUMES AND EXCEEDS LEVEL OF SERVICE (LOS) THRESHOLD STANDARDS, MAY REQUIRE ADDITIONAL ROADWAY IMPROVEMENTS TO THE INTERSECTION OF PILOT ROAD/LOGAN LANE AND MAIN STREET (NEVADA STATE HIGHWAY 427). **Action:** Approve, **Moved by** Commissioner Cody Wagner, **Seconded by** Commissioner Barry Williams Sr. **Vote:** Motion (**summary:** Yes = 7). Yes: Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Barry Williams Sr., Commissioner Paul Unterbrink.

Motion #2: MOVE TO APPROVE THE TENTATIVE PARCEL MAP REQUEST ASSOCIATED WITH TPM 2018-005 ADOPTING FINDINGS 1 THROUGH 6 AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 13 AS LISTED IN

THE STAFF REPORT WITH THE CONDITION 10 REVISION. **Action:** Approve, **Moved** by Commissioner Cody Wagner, **Seconded by** Commissioner Barry Williams Sr. **Vote:** Motion (**summary:** Yes = 7). Yes: Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Barry Williams Sr., Commissioner Paul Unterbrink.

7. CHAIR AND COMMISSION ITEMS:

There was none.

8. PLANNING DIRECTOR ITEMS:

There was none.

9. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.

There was none.

10. PUBLIC INPUT

There was none.

ADJOURNMENT.

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:28 pm.

Approved by the Fernley Planning Commission on February 13, 2019, by a vote of:

AYES: 7 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0



ATTEST:


Chairman Jan Hodges