

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
MARCH 9, 2022**

The meeting was called to order by Vice-Chair Commissioner

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Vice-Chair Wagner, Commissioner McCullar, Commissioner Lewis

Absent: Planning Commissioner Chairman Williams, Commissioner Hodges, Commissioner Severa, Commissioner Lodhi

1.2. Public Forum

There was none.

Tim Thompson stated that due to not having a quorum the items on the agenda cannot be voted on. The City of Fernley will be scheduling a Planning Commission meeting for March 23, 2022 to discuss the items on tonight's agenda.

1.3. (For Possible Action) Approval of Agenda

1.4. (For Possible Action) Approval of Minutes

2. GENERAL BUSINESS

2.1. Discussion and election of City of Fernley Planning Commission Officers for 2022. (FOR POSSIBLE ACTION)

3. PUBLIC HEARINGS

3.1. Public Hearing, Zoning Map Amendment – ZMA22002 & Tentative Subdivision Map – TSM22001 (FOR POSSIBLE ACTION)

Consideration and possible action on a Zoning Map Amendment and Tentative Subdivision Map requests for a site consisting of two parcels totaling ±28.42 acres in size, located at 590 & 600 W. Main Street, Fernley, NV (APN's: 021-071-02 and 021-071-03).

1. A Zoning Map Amendment request associated with ZMA22002, to change the zoning on two parcels of land from C2 (General Commercial) and SF6 (Single Family, 6,000 sq. ft. minimum lot size) to MU (Mixed Use).
2. A Tentative Subdivision Map request associated with TSM22001, to allow for the development of a 9-lot mixed-use subdivision.

3.2. Public Hearing, Comprehensive Master Plan Amendment (MPA22001) & Zoning Map Amendment (ZMA22001) – (FOR POSSIBLE ACTION)

Consideration and possible action on a Master Plan Amendment and Zoning Map Amendment request on a vacant parcel of land approximately 27.83 acres in size, generally located south of Interstate-80, north of the Union Pacific Railroad, and directly west at the current terminus of Pilot Road. (APN: 021-061-32).

1. Consideration and Possible action on Resolution 22-009, a Master Plan Amendment Request to change the Land use Designation from Commercial to Industrial.
2. Consideration and possible action on a Zoning Map Amendment request to change the zoning from C2 (General Commercial) to I (Industrial).

3.3. Public Hearing, ZMA22003 (FOR POSSIBLE ACTION)

Consideration and possible action on a Zoning Map Amendment request from the City of Fernley to change the zoning of a ±3.94 acre parcel of land from SF6 (Single Family, 6,000 sq. ft. minimum lot size) to MF21 (Multifamily, 10-21 dwelling units per acre). The parcel is located at 1170 Newlands Drive and is the site of the old Lyon County Senior Center (APN: 020-320-01).

3.4. Tentative Parcel Map, TPM22001 (FOR POSSIBLE ACTION)

Consideration and possible action on a Tentative Parcel Map request from Goudy Investments LLC to subdivide a ±11.94 acre parcel located within the C2 (General Commercial) zoning district into 4 separate parcels. The project site is generally located south of Highway 50A, and east of Nevada Pacific Parkway (APN: 021-201-47).

4. CHAIR AND COMMISSION ITEMS

5. PLANNING DIRECTOR ITEMS

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

7. PUBLIC FORUM

There was none.

8. ADJOURNMENT

The meeting was adjourned at 5:05 PM

The next Planning Commission meeting will be held on March 23, 2022 at 5:00 PM

Approved by the Fernley Planning Commission on April 13, 2022, by a vote of:

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 2


Planning Commission Chairman Barry Williams


ATTEST: