



MINUTES
Regular Meeting
Reno City Planning Commission

Wednesday, September 07, 2022 • 6:00 PM

Reno City Council Chamber, One East First Street, Reno, NV 89501

Commissioners			
Alex Velto, Chair 326-8858			
J.D. Drakulich, Vice Chair	326-8861	Arthur Munoz	326-8862
Peter Gower	326-8860	Kathleen Taylor	326-8859
Mark Johnson	326-8864	Silvia Villanueva	326-8863

1 Pledge of Allegiance

Commissioner Drakulich led the Pledge of Allegiance.

2 Roll Call

Members Present
 Chair Alex Velto, Commissioner Mark Johnson, Vice Chair J.D. Drakulich, Commissioner Arthur Munoz, Commissioner Silvia Villanueva

3 Public Comment (This item is for either public comment on any action item or for any general public comment.)

Art Rangel provided public comment via zoom.

Voicemail from Brandon Kearney was played.

Commissioner Villanueva requested a moment of silence for Jeff German.

4 Planning Commission Training Series: American Planning Association (APA) Video presentation on Staff Reports and discussion

It was moved by Mark Johnson, seconded by J.D. Drakulich, to continue. Motion Pass.

RESULT: Continued [5 TO 0]

MOVER:	Mark Johnson, Commissioner
SECONDER:	J.D. Drakulich, Vice Chair
AYES:	Velto, Johnson, Drakulich, Munoz, Villanueva
NAYS:	
ABSENT:	

Chair Velto called for a motion to continue this item to a date in the future when the newest member of the Planning Commission is present.

5 Public Hearings – Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item 3, Public Comment, is heard at the beginning of this meeting.

- 5.1 Staff Report (For Possible Action - Recommendation to City Council):
Case No. **LDC23-00001 (Panther Valley Flex Park Master Plan and Zoning Map Amendments)** – A request has been made for: 1) a Master Plan amendment from Suburban-Mixed Use (SMU) to Mixed-Employment (ME), and; 2) a zoning map amendment from General Commercial (GC) to Industrial Commercial (IC). The ±4.41 acre site consists of three parcels, and is located directly north of the intersection of Panther Drive and U.S. Highway 395. **[Ward 4]**

It was moved by Mark Johnson, seconded by Silvia Villanueva, to continue. Motion Pass.

RESULT:	Continued [5 TO 0]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Silvia Villanueva, Commissioner
AYES:	Velto, Johnson, Drakulich, Munoz, Villanueva
NAYS:	
ABSENT:	

Joey Winter, Associate Planner, stated te applicant requested this item be continued to a future date.

Public Comment:
Jim Mueller

- 5.2 Staff Report (For Possible Action - Recommendation to City Council):
Case No. **TXT23-00001 (Title 18 – Cannabis, Package Alcohol, Live Entertainment, Adult Business)** – A request has been made to amend Reno Municipal Code Title 18, “Annexation and Land Development”, specifically in Chapter 18.03 “Use Regulations” Section 18.03.206 “Table of Allowed Uses”, Section 18.03.304 “Commercial Uses”, Section 18.03.306 “Industrial Uses”, Section 18.03.405 “Standards for Specific

Accessory Uses”, and Chapter 18.09 “Rules of Construction and Definitions” Section 18.09.303 “Commercial Uses”, and Section 18.09.306 “Accessory Uses”, in order to revise locational requirements for cannabis uses, amend regulations for package alcohol sales for general retail and accessory uses, to amend standards for daytime and live entertainment uses and to add the locational criteria for adult businesses in the Mixed Employment zoning district; together with matters which pertain to or are necessarily connected therewith. **[Ward All]**

Angela Fuss, Assistant Director of Development Services, gave an overview of the changes proposed and answered clarifying questions from commissioners. Any concerns with the proposed changes will be forwarded to City Council.

Commissioner Villanueva stated she does not like the change from conditional to minor conditional, eliminating the public hearing. Transparency is a big deal and if you have package liquor going into your neighborhood, the public should be able to comment on it.

Commissioner Drakulich expressed concern regarding impacts to small businesses due to the length of the process to get approval for indoor live entertainment.

Public Comment:

Will Adler

Correspondence received was forwarded to the Planning Commission and is part of the record.

Commissioner Villanueva suggested that the requirement for outdoor live entertainment to not be located within 150 feet of residentially zoned property be looked at further.

Ms. Fuss confirmed for Chair Velto that the feedback received tonight will be presented to City Council.

It was moved by J.D. Drakulich, seconded by Arthur Munoz, based upon compliance with the applicable findings, to recommend that City Council approve the text amendment by ordinance. Motion Pass.

RESULT:	Approved [5 TO 0]
MOVER:	J.D. Drakulich, Vice Chair
SECONDER:	Arthur Munoz, Commissioner
AYES:	Velto, Johnson, Drakulich, Munoz, Villanueva

NAYS:
ABSENT:

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported there was a meeting two weeks ago and the Ormat Solar Field was on the agenda.

7 Staff Announcements

- 7.1 Report on status of Planning Division projects.
- 7.2 Announcement of upcoming training opportunities.
- 7.3 Report on status of responses to staff direction received at previous meetings.
- 7.4 Report on actions taken by City Council on previous Planning Commission items.

Nathan Gilbert, Senior Planner, reported that Commissioner Taylor has been appointed to the Reno City Council representing Ward 5.

8 Commissioner's Suggestions for Future Agenda Items (For Possible Action)

Mr. Gilbert reported that the September 21st meeting is canceled. The next meeting will be October 5th.

9 Public Comment (This item is for either public comment on any action item or for any general public comment.)

None

10 Adjournment (For Possible Action)

The meeting was adjourned at 7:18 p.m.