



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, August 02, 2023 • 6:00 PM

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

Commissioners			
J.D. Drakulich, Chair 326-8861			
Harris Armstrong, Vice Chair	326-8859	Kerry Rohrmeier	326-8864
Manny Becerra	326-8860	Alex Velto	326-8858
Arthur Munoz	326-8862	Silvia Villanueva	326-8863

1 Pledge of Allegiance

Commissioner Rohrmeier led the Pledge of Allegiance.

2 Roll Call

Commissioners Bacerra and Villanueva absent.

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

Correspondence was received that was general in nature and not specific to any items on the agenda. They were forwarded to the Planning Commission and entered into the record.

4 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.

- 4.1 Staff Report (For Possible Action): Case No. **LDC23-00063 (EZ Brakes)** - A request has been made for a conditional use permit to reestablish a previously discontinued, nonconforming Auto Service and Repair use within a ±1,800 square foot suite in an existing commercial center. The ±2.25 acre site is located on the northwest corner of Gentry Way and Yori Avenue (295 Gentry Way). The site is zoned Mixed-Use

Urban (MU) and has a Master Plan land use designation of Urban Mixed-Use (UMU). **[Ward 1]**

Mainor Carpiobran, applicant, gave an overview of his request for a conditional use permit.

Carter Williams, Assistant Planner, presented the staff report and stated the request meets all the required findings.

Disclosures: familiar with the area

Public Comment: none

Discussion:

Commissioner Munoz stated he does not see any reason why this should not be approved.

Chair Drakulich spoke in support of the request.

Commissioner Armstrong stated this is straight forward project and he will support the request.

Commissioner Rohrmeier stated she is happy to see this space be used.

Commissioner Velto stated he will support a motion to approve the request.

It was moved by Arthur Munoz, seconded by Harris Armstrong, to approve the conditional use permit, subject to conditions listed in the staff report. Motion Pass.

RESULT:	Approved [5 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Harris Armstrong, Vice Chair
AYES:	Velto, Drakulich, Munoz, Armstrong, Rohrmeier
NAYS:	
ABSENT:	Silvia Villanueva, Manny Becerra
ABSTAIN:	
RECUSED:	

- 4.2 Staff Report (For Possible Action – Recommendation to City Council):
Case No. **LDC23-00055 (Diaz Masonry)** – A request has been made for: 1) a Master Plan amendment from Single-Family Neighborhood (SF) to Mixed-Employment (ME) and; 2) a zoning map amendment from Single-Family Residential - 8 units per acre (SF-8) to the Mixed Employment (ME). The ±0.65 acre project site consists of three parcels on the north

side of Western Road, ±170 feet east of its intersection with Panther Drive
[Ward 1]

John Krmptic, applicant representative, provided an overview of the project.

Brooklyn Oswald, Associate Planner, presented the staff report and recommended approval.

(Commissioner Velto absent from 6:35 p.m. to 6:36 p.m.)

Disclosures: none

Public Comment:

Correspondence received was forwarded to the Planning Commission and entered into the record.

Questions:

Mr. Oswald answered questions from Commissioner Munoz and confirmed the site it is not currently a conforming use for the zone.

Mr. Oswald answered questions from Commissioner Armstrong regarding how staff addressed concerns mentioned in the correspondence received.

It was moved by Arthur Munoz, seconded by Harris Armstrong, to adopt the Master Plan amendment by resolution and recommend that City Council approve the Master Plan and zoning map amendments, subject to conformance review by the Regional Planning Commission. Motion Pass.

RESULT:	Approved [5 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Harris Armstrong, Vice Chair
AYES:	Velto, Drakulich, Munoz, Armstrong, Rohrmeier
NAYS:	
ABSENT:	Silvia Villanueva, Manny Becerra
ABSTAIN:	
RECUSED:	

- 4.3 Staff Report (For Possible Action): Case No. **LDC23-00060 (Meadow Creek Condition 15 Amendment)** - A request has been made for an amendment to Condition No. 15 of the special use permit LDC18-00013 to change the sign requirements for the commercial portion of the project. The ±3.87 acre site is located west of Wedge Parkway, ±640.9 feet south

of its intersection with Arrowcreek Parkway. The site is zoned Wedge/Dorostkar/Duxbury/Peigh Specific Plan District (SPD - WDDP) and has a Master Plan land use designation of Single-Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS). [Ward 2]

Stacie Huggins, applicant representative, gave an overview of the project.

Carter Williams, Assistant Planner, presented the staff report and recommended approval. He also read additional modifications to Condition No. 15.f into the record.

Disclosures: spoke with applicant's representative, familiar with the site

Public Comment:

Correspondence was received and entered into the record.

Lori Wray provided public comment via Zoom.

Sandra Williams provided public comment via voicemail.

Discussion:

Commissioner Rohrmeier stated she was impressed by the compromise and thought that went into creating a cohesive signage package. Neighborhood centers are a nice addition to our community.

Commissioner Velto appreciates the work from staff on this and will support approval.

It was moved by Harris Armstrong, seconded by Kerry Rohrmeier, to approve the modification of a condition of approval, subject to conditions listed in the staff report, with the additional modification to Condition No. 15.f as read into the record by staff. Motion Pass.

RESULT:	Approved [5 TO 0]
MOVER:	Harris Armstrong, Vice Chair
SECONDER:	Kerry Rohrmeier, Commissioner
AYES:	Velto, Drakulich, Munoz, Armstrong, Rohrmeier
NAYS:	
ABSENT:	Silvia Villanueva, Manny Becerra
ABSTAIN:	
RECUSED:	

5 Recommendation to City Council for Appointment to the Truckee Meadows Regional Planning Commission from the members of the Reno City Planning

Commission to fill two vacant positions: Harris Armstrong, Manny Becerra, J.D. Drakulich, Arthur Munoz, Kerry Rohrmeier, Silvia Villanueva. (For Possible Action - Recommendation to City Council)

There was discussion regarding Commissioners with an interest in being appointed to the Truckee Meadows Regional Planning Commission.

It was moved by Arthur Munoz, seconded by Alex Velto, to recommend to City Council appointment of Commissioners Armstrong and Rohrmeier to the Truckee Meadows Regional Planning Agency. Motion Pass.

RESULT:	Approved [5 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Velto, Drakulich, Munoz, Armstrong, Rohrmeier
NAYS:	
ABSENT:	Silvia Villanueva, Manny Becerra
ABSTAIN:	
RECUSED:	

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Velto reported that the Regional Planning Agency debuted their 2022 Annual report.

Commissioner Armstrong reported they also unveiled a large undertaking to review capital infrastructure.

7 Staff Announcements

- 7.1 Report on status of Planning Division projects.
Angela Fuss, Development Services Assistant Director, introduced the new Planning Commissioners Kerry Rohrmeier and Manny Becerra.
- 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.

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

None

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)

It was moved by Kerry Rohrmeier, seconded by Arthur Munoz, to adjourn at 7:15 PM. Motion Pass.

RESULT:	Approved [5 TO 0]
MOVER:	Kerry Rohrmeier, Commissioner
SECONDER:	Arthur Munoz, Commissioner
AYES:	Velto, Drakulich, Munoz, Armstrong, Rohrmeier
NAYS:	
ABSENT:	Silvia Villanueva, Manny Becerra
ABSTAIN:	
RECUSED:	