



Laughlin Town Advisory Board

January 29, 2019

MINUTES

Board Members: Gina Mackey – Chair
Kathy Ochs – Vice Chair – Excused Absence
James Maniaci

Nile Smith
Kathleen Whitehead

Secretary: Tammy Harris, (702) 298-0828 tammy.harris@clarkcountynv.gov

Town Liaison: Dr. Brian Paulson, (702) 298-0828 bkp@clarkcountynv.gov

- I. Call to Order by Chair Gina Mackey, Invocation led by Doug Westley, Pledge of Allegiance by Kathleen Whitehead.

The meeting was called to order at 1:30 p.m.

- II. Public Comment – None

- III. Approval of agenda for January 29, 2019, and hold, combine or delete any items (For possible action)

Moved by: James Maniaci

Action: Approved 4-0

- IV. Informational Items: None

- V. Planning & Zoning:

1. **WS-19-0010-FIRST SOUTHERN BAPTIST CHURCH:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) reduce a portion of street landscaping.

DESIGN REVIEW for additions to a place of worship on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Needles Highway and the south side of Palm Terrace Drive within Laughlin. (For possible action) To the PC 02/19/19

David Strait, D.W. Strait Architecture & Planning, provided the site plans and explained the waiver of development. He said the waiver is to renew a request from 2012, regarding the parking lot for 63 spaces, in addition to building a west addition.

Chair Gina Mackey opened the item up for a public hearing.

Bernie Lornitis, a Laughlin resident, stated his opposition of the construction due to his view being obstructed from his property and the overflow of parking on nearby streets.

Daniel Glass, a Laughlin resident, voiced his opposition to the construction due to concerns of site obstruction from his home, noise, and parking.

Cheryl Crow, Laughlin resident, stated her support of the construction and said there are not any towers. The existing cell towers do not belong to the church. The church is currently obtaining permission from the Town Center shopping center adjacent to the church for any overflow parking needs.

Robert Bennett, a Laughlin resident, voiced his support of the construction and said the houses behind the church are at a higher elevation and the view should not be obstructed.

After public comments, Chair Mackey limited discussion to the town board, including her concerns with the parking spaces, when phases 3 & 4 would commence, and the proximity of the closest fire hydrant.

James Maniaci motioned to approve the waiver of standards with the following conditions, as written by Mr. Maniaci:

Laughlin Community Church ratification of the previously approved waiver that allowed 63 parking spaces in lieu of the required 129 spaces, but only if the lobby is constructed, and that phases 3 & 4 for internal enlargement of the sanctuary of a baptistery-tower be withdrawn by the applicant. Finding that this awarded application complies with Title 30 Comprehensive Master Plan, that the applicant is advised that the substantial changes may warrant denial or added conditions, and that work must begin within two years or the waiver will expire.

Kathleen Whitehead seconded the motion for approval. Upon a voice vote, motion was approved with the conditions as stated, 4-0. Kathy Ochs excused absence.

Application and justification letter is available upon request from the Laughlin Town Manager's Office.

- VI. General Business: None
- VII. Public Comment: None
- VIII. Next Meeting Date: February 12, 2019
- IX. Adjournment: 2:10 p.m.

These minutes are in draft form and will be formally approved at the February 12, 2019 meeting. Any corrections to these minutes will be reflected in the meeting minutes of the March 12, 2019, meeting.

To listen to the audio recording of the Laughlin Town Advisory Board go to:
<http://www.clarkcountynv.gov/administrative-services/laughlin/Pages/LaughlinTownAdvisoryBoard.aspx>