

1 The Lander County Planning Commission met in session in the Community Meeting  
2 Room of the Lander County Courthouse and Administration Building in Battle  
3 Mountain, Nevada, 50 State Route 305, on January 18, 2023.

4 *PLEDGE OF ALLEGIANCE*

5 **PRESENT: JOHN WILLIAMS, CHAIR**  
6 **MONTE PRICE, BOARD MEMBER**  
7 **DEE HELMING, BOARD MEMBER**  
8 **LOUIS LANI, BOARD MEMBER**

9 **Chairman Williams:** We would have a motion to approve the agenda posting.

10 **Motion to approve:** Monte Price.

11 **Seconded by:** Dee Helming.

12 **Motion voted and approved.**

13 **Chair Williams:** Discussion and possible action regarding  
14 approval/disapproval of the meeting minutes for November 16<sup>th</sup>.

15 **Motion to approve:** Louis Lani.

16 **Seconded by:** Dee Helming.

17 **Motion voted and carried.**

18 **Public Comment**

19 No public comment

20 **1) Discussion and possible action to approve/disapprove home**  
21 **occupation permit application for Bronwyn Schroeder, dba Cookies on**  
22 **the Side, to operate an in-home baking business, cookies and more,**  
23 **located at 285 North Broad Street, Battle Mountain, 89820, APN: 002-**  
24 **065-03, Zoned MRC.**

25 Bronwyn Schroeder, Cookies on the Side: I am delivery only. I have no foot  
26 traffic coming in and out. There will be no cars coming in and out, and this is temporary  
27 until I roll it over into my commercial building; hopefully, by June or July. We will see  
28 how all that goes.

Dee Helming: Where are you delivering them to?

Bronwyn Schroeder, Cookies on the Side: Anywhere in the county. Anyone that  
orders them. They get ahold of me on Facebook. I do have a website with numbers. I  
have all the state backing. I have the Cottage License, I have got certified through the  
state, I have got my bank accounts, I am dealing with the tax department and the IRS.  
Right now, I am a sole proprietorship. Here pretty soon it will actually be set up more  
as a business.

Dee Helming: What commercial building are you moving to?

Bronwyn Schroeder, Cookies on the Side: We are looking at the Smith Plaza at this  
moment, but we are not sure. There is a lot, because I am building a commercial kitchen  
from the ground up in a place that has not been established. So, there is a lot more  
hoops to jump through.

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Chairman Williams: You are all square with the state?

Bronwyn Schroeder, Cookies on the Side: Yes, the state licensing was the first licensing that I retained because you have to get a Cottage Baking License before you can do anything else. I have got everything with the state that I need to. So, I am pretty much 100 percent good to go.

Chairman Williams: That is the main concern. That is the main thing with these home deals is if the state is - -

Bronwyn Schroeder, Cookies on the Side: Yeah.

Monte Price: I am good with it.

Louis Lani: Sounds like she has got her homework all taken care of. I am good for it.

**Motion to approve Agenda Item number, 1: Monte Price.**

**Seconded by: Louis Lani.**

**Motion voted and carried.**

**Public Comment**

Monte Price: I would like to introduce Matt Baker who came in tonight to check this out and see if he wants to be part of the operation in Lander County.

Chairman Williams: Thank you, for coming in. Hope we gave you a favorable enough impression. We really need people that are interested and have the drive to do it. It is not pretty sometimes. Thank you.

*No other public comment*

Chairman Williams: Before adjournment, I would like to make one announcement. Because of some of the circumstances in my life right now, I am going to have to - - I would like to tender my resignation from the board. I do a deep regret. I have something that is a lot more important in my life right now. Thank you, guys - - everybody for all your help over the years. Louis, and Monte, it has been a great run and I appreciate it. I am not really here to say that I am done. Right now, I need to get out of it, and tend to some business.

**Motion to adjourn: Monte Price.**

**Seconded by: Louis Lani.**

**Motion voted and carried.**

*Meeting adjourned.*



CHAIRMAN OR VICE CHAIRMAN OF THE LANDER COUNTY PLANNING COMMISSION

ATTEST:



LANDER COUNTY PLANNING COORDINATOR