



Town of Mammoth Lakes Planning and Economic Development Commission
Minutes of Regular Meeting

June 11, 2025, 9:00 a.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Commissioner Billy Deaver, Commissioner Cynthia Fleming,
Commissioner Lana Grand, Vice Chair Dawn Vereuck, Chair
Michael Vanderhurst

1. CALL TO ORDER

The Chair called the meeting to order at 9:00 a.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Vice Chair Vereuck led the flag salute.

3. PUBLIC COMMENTS

Engineering Manager Amy Callanan gave an update regarding current public works activities. There was discussion among members of the Commission and staff.

David Eichman, Interim Director of the Mammoth Lakes Chamber of Commerce, gave an update regarding current Chamber activities. There was discussion among members of the Commission and Mr. Eichman.

4. PUBLIC HEARINGS

4.1 Consideration of Variance 24-002 for a 7-foot height increase of the 18-foot maximum building height requirement for construction of a 4,323-square foot single-family residence located within Area 1 of the Juniper Ridge Master Plan at 65 Juniper Court (Lot 23). The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

The Chair opened the public hearing at 9:08 a.m.

Assistant Planner Gina Montecallo outlined the information in the staff report.

PUBLIC COMMENT:

Elliott Brainard, project architect, outlined the history of the building restrictions on the lot.

Stan and Elsa Megerdichian, owners, spoke about the reasoning for the proposed design.

There was discussion among members of the Commission, the applicants, and staff.

Moved by Vice Chair Dawn Vereuck
Seconded by Commissioner Lana Grand

Adopt the Planning and Economic Development Commission Resolution making the required CEQA and Municipal Code findings, and approving Variance 24-002 with conditions as recommended by staff.

For (5): Commissioner Billy Deaver, Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Carried (5 to 0)

5. CONSENT AGENDA

Moved by Vice Chair Dawn Vereuck
Seconded by Commissioner Lana Grand

Approve the Consent Agenda.

For (5): Commissioner Billy Deaver, Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Carried (5 to 0)

5.1 Approve the minutes of the regular meeting of May 14, 2025.

6. COMMISSIONER REPORTS

Vice Chair Vereuck reported that the Knolls neighborhood along with Holiday Way and Vacation Place received their Fire Wise approval. Vice Chair Vereuck met with the Mammoth Lakes Chamber of Commerce Interim Director David Eichman regarding economic development. She said that she thought the Town's economic development efforts should be delivered by the Chamber. There was discussion among members of the Commission.

Chair Vanderhurst attended the Eastern Sierra Pride event.

7. DIRECTORS REPORT

Community and Economic Development Director Nolan Bobroff met with Mammoth Lakes Chamber of Commerce Interim Director David Eichman. He gave an update regarding current development projects. There was discussion among members of the Commission and staff.

8. ADJOURNMENT

The Commission adjourned the meeting at 9:44 a.m.

Jamie Gray, Town Clerk