



**PZHAC WORK SESSION
AGENDA
NOVEMBER 7, 2016**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, NOVEMBER 7, 2016 AT 5:40 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Submitted by Beth Johnson for “Sunflower Promotional Products”; a request to discuss a business sign to be installed on an office at 1701 Calle de Mercado-Unit 1 (Case 060442). Zoned: General Commercial (C). (30 min.)

The applicant was not present, therefore there was no discussion.

**PZHAC REGULAR MEETING
AGENDA
NOVEMBER 7, 2016**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, NOVEMBER 7, 2016 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

All four commissioners were present. A quorum was present.

III. CHANGES/APPROVAL OF THE AGENDA

Staff suggested that the request for a sign permit for “Sunflower Promotional Products” (Case 060446) be removed from the agenda since the applicant was not present for the work session or to answer questions about the case. A motion was made by Commissioner Lucero to remove the case and approve the agenda as amended, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.

IV. *ACCEPTANCE OF THE CONSENT AGENDA

Note: Items on the agenda indicated by an asterisk () are on the consent agenda and will be voted on with one motion unless a Commissioner requests that a specific item be removed.*

Commission chair Hernandez requested that Cases 012530 and 060451 be removed from the Consent Agenda for discussion. Commissioner Lucero made a motion to approve the remainder of the Consent Agenda without the tow cases, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.

A. *PZHAC MINUTES – PZHAC Meeting Minutes of October 3; and acknowledgement that the October 17 meeting was cancelled due to lack of a quorum.

Approved as part of the Consent Agenda.

B. *ADMINISTRATIVE APPROVALS:

- 1. Case 012530 – 2600 Camino Bodegas, submitted by Kelly Pope; a request for a building permit to construct a 65 ft. x 100 ft. pipe and metal livestock barn at this address. Zoned: Rural Farm (RF).
*Removed from Consent Agenda for discussion. Staff was instructed to obtain a copy of the plans for the structure for the next meeting. Commissioner Lucero made a motion to postpone the case until the next PZHAC meeting, seconded by Commissioner Prieto, and approved by a vote of 3-0.***

2. **Case 060442** – 2445 Calle de Parian, submitted by Serna Construction LLC for Steve Delgado; a request for a building permit to replace the windows and restucco a dwelling at this address. Zoned: Historical Residential (HR).
Approved as part of the consent agenda.
3. **Case 060443** – 2410 Calle de San Albino (La Posta Restaurant), submitted by Artesan Construction for U. D. McBe Partners; a request for a building permit to repair and restucco the adobe in the north wall of the structure. Zoned: Historical Commercial (HC).
Approved as part of the consent agenda.
4. **Case 060444** – 2785 Boldt Street, submitted by Nova Sight Properties, LLC; a request for a building permit to conduct interior alterations; repair and repaint the stucco; update the air conditioning; and reroof a dwelling at this address. Zoned: Historic Residential (HR).
Approved as part of the consent agenda.
5. **Case 060445** – 3066 Snow Rd., submitted by All Star General Contractor for Cynthia Dematteo; a request for a building permit to reroof a dwelling at this address. Zoned: Rural Farm (RF).
Approved as part of the consent agenda.
6. **Case 060449** – 1242 Calle de El Paseo, North Gate Construction for submitted by Pasqual Rodriguez; a request for a building permit to reroof an existing dwelling at this address with an R-panel metal roof. Zoned: Residential/Agricultural (RA).
Approved as part of the consent agenda.
7. **Case 060450** – 2120 Calle de Picacho, submitted by Scott Wagner for Muench Family Investments; a request for a building permit to repair and refinish the stucco on a dwelling at this address. Historic Residential (HR).
Approved as part of the consent agenda.
8. **Case 060451** – 2134 Calle de Principal, submitted by Positive Energy for Eric Walkinshaw; a request for a building permit to install a photo-voltaic system on a dwelling at this address. Zoned: Historic Residential (HR).
Removed from the Consent agenda for discussion, which focused on whether or not the electric panels could be seen from the street. Staff explained that the panels would be located on a section of the roof that was to be surrounded by a parapet, and that the parapet would hide the panes from view. Commissioner Lucero made a motion to approve the case, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Susan Krueger (Mesilla resident) – Concerned with Case 012530, stated that the barn is bright red, and that hearing the case as part of the regular agenda would give her a chance to talk to the applicant about the color. She would like the PZHAC to review the case in order to give her an opportunity to speak with the applicant as a neighbor.

B. CASES:

Building Permits

1. **Case 060448** – 2518 Calle de Santiago, submitted by Paul and Magdalena Feil; a request for a building permit to construct a fence and extend a driveway at this address. Zoned: Historic Residential (HR).
Staff provided a brief summary of the request. There were concerns that the fence would create a sight problem between traffic on Calle de Santiago and vehicle leaving the driveway. Commission Chair made a recommendation that the case be approved with the condition that the fence meet the requirements of the code for “Clear-sight-triangles”. Commissioner Lucero made a motion to recommend approval of the request to the BOT with the condition that the fence meet the requirements of the Code for “Clear-sight-triangles” near driveways, seconded by Commissioner McLeod, and approved by a vote of 3 – 0.
2. **Case 060452** – 1365 Snow Road, submitted by Luis Vigil; a request for a building permit to allow the construction of a six foot high pipe and chain link fence at this address. Zoned: Rural Farm (RF).
Staff provided a brief summary of the request. There were no issues. Commissioner Lucero made a motion to recommend approval of the request to the BOT, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.

Business Permits:

3. 1701 Calle de Mercado-Unit 4, submitted by David Weaver for “All Star Grooming” (formerly known as “American Dog”); a request for a business registration to relocate a dog grooming business to this location from 1740 Calle de Merdcado. Zoned: General Commercial (C).
Staff provided a brief summary of the request, explaining that the business was originally located across the street in the building that is now known as the “Bulletin Plaza”. There were no issues. Commissioner Lucero made a motion to approve the case, seconded by Commissioner Prieto, and approved by a vote of 3 –0.

Sign Permits:

4. **Case 060446** – 1701 Calle de Mercado-Unit 1, submitted by Beth Johnson for “Sunflower Promotional Products”; a request for a sign permit to install a sign on the office at this address. Zoned: General Commercial (C).
This case was removed from the agenda.
5. **Case 060447** - 1701 Calle de Mercado-Unit 4, submitted by David Weaver for “All Star Grooming” (formerly known as “American Dog”); a request for a sign permit to install a sign at this location. Zoned: General Commercial (C).
Staff provided a brief summary of the request. There were no issues. Commissioner Lucero made a motion to approve the case, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.

VI. PUBLIC COMMENTS

Susan Krueger (Mesilla resident) – dismayed that staff does not keep copies of all construction plans, and stated that the planning department needs to keep copies of building plans for reference in case there are requests for future additions to those structures.

Greg White (Resident of Mesilla Farms) - introduced himself to the PZHAC and stated that the color of the stucco listed on the application for Case 060444 did not match the color that was approved by the PZHAC.

VII. PZHAC/STAFF COMMENTS

The PZHAC made the following requests of staff:

- a. *All building cases involving the installation of photo-voltaic panels should be brought before the PZHAC for review and approval.*
- b. *Research the sign code to determine how signs should be permitted in situations in which there are multiple businesses in a single building or office.*

VIII. ADJOURNMENT *The meeting was adjourned at 6:57 pm.*

NOTICE

If you need an accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us at 524-3262 at least 48 hours prior to the meeting.

Posted on 11/3/16 at the following locations: Town Clerk’s Office-2231 Avenida de Mesilla, Public Safety Building-2670 Calle de Parian, Mesilla Community Center-2251 Calle de Santiago, Shorty’s Food Mart-2290 Avenida de Mesilla, Ristramn Chile Co.-2531 Avenida de Mesilla and the U.S. Post Office-2253 Calle de Parian.