



Town of Mesilla, New Mexico

PZHAC WORK SESSION

AGENDA

JANUARY 4, 2016

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION ON MONDAY, JANUARY 4, 2016 AT 4:00 P.M. IN THE IN THE MESILLA COMMUNITY CENTER AT 2251 CALLE DE SANTIAGO, MESILLA TO DISCUSS THE FOLLOWING:

SUP15-002 – Submitted by Scott Bannister, a request for a discussion of plans to use a 52 acre parcel at 1113 S. Highway 292 as a sports complex for Little League and other outdoor sports. Zoned: Rural Farm (RF).

The meeting was opened by Chair Hernandez at 4:02 pm., who explained that the meeting was just a work session in which the applicant would provide information about his proposal to the PZHAC. In addition to information about the proposal, the applicant would also have the opportunity to rebut any claims or comments made by the public at the Public Hearing. Chair Hernandez stated that the PZHAC will not make a decision today, and there will be no public input. Chair Hernandez also announced that the public could provide input during the public input part of the regularly scheduled meeting that will follow the work session. Chair Hernandez then turned the meeting over to Mr. Bannister to provide further input about the proposal. (01.50)

Mr. Bannister stated that the only real change from the original proposal was that the pool was removed from the plans due to cost and liability. He also stated that the parking was increased to 600 spots, and that he would get with an engineer to determine the final figures. He also stated that the engineer said that his cost would be about \$12,000, and Mr. Bannister did not want to start spending money on the project until he was confident that if he met the Town's requirements he would be approved. Mr. Bannister went on to explain that he would tie into the Town's sewer; that water would be provided by an existing well on the property; lighting would be designed by an engineer to meet the Town's lighting requirements; parking is being addressed; and that he is trying to address neighbor's concerns by limiting hours of operation and frequency of events. He also briefly explained using rural hybrid pines to act as a buffer for lights and noise.

At this point, the meeting was opened to the PZHAC to direct questions to the applicant. The topics of the questions included: proposed attendance figures; age and height of trees at planting; buffer width; wall height; expenses; plans for the existing house on property; lighting, including intensities; use of the facilities by the Town or other entities; plans for the long-term future of the park; Dept. of Transportation requirements and a Traffic Impact Analysis; the timeframe of the studies necessary for the project; financial impacts; concerns about figures used for gross receipts taxes and revenue; the possibility of bankruptcy; power for well; noise pollution; plans for water rights; and the distances from crowds to edges of property.

Chair Hernandez stated to the applicant that a scale diagram of the proposal, as well as other details concerning locations of stands and fields; size of parking lots; and lighting details will need to be provided in order to move forward. The applicant stated that he did not want to spend thousands of dollars to meet conditions and to provide information that would be useless if the project were not approved.

Further discussion included trash handling; a possible variance to the lighting requirements; the time limitations imposed by the Code for the PZHAC to make a decision on the case; the provision of security for the children; the preservation of "green space"; the buffer and boundary area; the size and operation of a concession stand, including hours of operation; proposed water features; and construction of the parking lot.

The Work Session ended at 5:06 pm.

**PZHAC MEETING
AGENDA
JANUARY 4, 2016**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, JANUARY 4, 2016 AT 6:00 P.M. IN THE MESILLA COMMUNITY CENTER AT 2251 CALLE DE SANTIAGO, MESILLA.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL AND DETERMINATION OF A QUORUM

All commissioners were present. A quorum was present.

3. CHANGES/ACCEPTANCE OF THE AGENDA

Commissioner Lucero suggested moving the Public Comments section to the beginning of the agenda. A motion to amend the agenda was made by Commissioner McLeod, seconded by Commissioner Prieto, and approved by a vote of 4 – 0. The amended agenda was approved.

4. *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.*

A motion to accept the Consent Agenda was made by Commissioner Lucero, seconded by Commissioner McLeod, and accepted by a vote of 4 – 0.

***PZHAC MINUTES:**

PZHAC Meeting Minutes of December 15 and December 21, 2015

Accepted as part of the consent agenda.

***ADMINISTRATIVE APPROVALS:**

Building Permit Requests:

- a. Case 012464 – 2280 and 2290 Calle Principal, submitted by Pat Taylor for San Albino Basilica, a request for a building permit to repairs to the stucco for structures at these addresses. Zoned: Historical Commercial
Accepted as part of the consent agenda.
- b. Case 012465- 3566 Calle del Norte, submitted by Nelson Clayshulte; a request for a building permit to allow the construction of a pipe fence around farmland at this address. Zoned: Rural Farm (RF).
Accepted as part of the consent agenda.
- c. Case 012474 – 2410 Snow Road, submitted by D.J. Walker for Margaret Chavez; a request for a building permit to reroof a dwelling at this address. Zoned: Rural Farm (RF).
Accepted as part of the consent agenda.
- d. Case 012475– 2820 Teresita Street., submitted by D.J. Walker for Joseph Lapid; a request for a building permit to reroof a dwelling at this address. Historical Residential (HR).
Accepted as part of the consent agenda.
- e. Case 012476 – 2460 Calle de Santiago, submitted by Jose L. Franco for Pena Rentals, LLC; a request for a building permit to reroof a dwelling at this address. Zoned: Historical Residential (HR).
Accepted as part of the consent agenda.
- f. Case 012477– 2569 Calle del Oeste, submitted by David Borunda; a request for a building permit to reroof a dwelling at this address. Zoned: Historical Residential (HR).
Accepted as part of the consent agenda.
- g. Case 012478 – 3140 Estrada Lane, submitted by Oasis, LP; a request for a building permit to allow a block, stucco and screen enclosure to be built around an in-ground pool at this address. Zoned: Residential/Agricultural (RA).
Accepted as part of the consent agenda.

5. PZHAC NEW BUSINESS:

a. PUBLIC INPUT ON CASES

Tom Belczak, brother-in-law of Edward Dematteo (he is married to Minerva Dematteo and was speaking on her behalf) - spoke about Case 012467. He stated that the subdivision is not being ordered by the court, and there is no adequate access to the lots to be created. He said that the access road was for farm equipment only, and that a neighboring property owner will not grant permission to use the road.

Susan Krueger – spoke about case 012467, and supported Mr. Belczak’s statements. She also spoke about the SUP, and stated that the proposal will need to meet DOT requirements; that liability insurance was not discussed, and that “stranger danger” is an issue that needs to be addressed further; and that the proposal needs more time to allow issues to be addressed.

Ken Dahlstrom – Spoke about the SUP, and thanked the board for the open meetings. He questioned certain aspects of the presentation, including the tax figures and expenses originally presented.

There were no other comments.

b. CASES:

Summary Subdivision

1. Case 012467 – West of Snow Road, east of Rio Grande, near the boundary with Dona Ana County (no official address at this time), submitted by Edward Dematteo; a request for a summary subdivision of a ten acre parcel at this location into two five acre parcels. Zoned: Rural Farm (RF).

Staff gave a brief presentation of the case, including the fact that the proposed subdivision would not meet the requirements for emergency access to the properties if they are to be developed for residential purposes. Further input as to the inadequacy of the fire access roads for residential purposes was provided by Kevin Hoban, Fire Chief for the Town.

A motion was made by Commissioner Lucero to approve the subdivision with the condition that approval to use the road be provided that all landowners of the road provide permission to use the road. The motion was seconded by Commissioner McLeod, and failed to carry by a vote of 0 -4, therefore the subdivision was denied.

Building Permits

2. Case 012459 – 1937 Calle de Parian and 2411 Calle de San Albino, submitted by Velia Chavez for two structures at these addresses (Rustic Olive and Mesilla Mercantile); a request for a revision to her original building permit to allow a request for a change to the allowed coverings of the awnings over the front entrance of each building. Zoned: Historical Commercial (HC).

Staff provided a brief presentation of the case, explaining that the applicant found that the mission tile that was originally approved would not work, and that she would like to use grey corrugated metal instead. There were no issues. A motion was made by Commissioner Lucero to approve the case, seconded by Commissioner Prieto, and approved by a vote of 4 – 0.

3. Case 012484 - 1891 Avenida de Mesilla, submitted by Cali Szczawinski for Meson de Mesilla, a request for a building permit to allow the painting and installation of decorative paintings, murals, and three dimensional features to the front of the hotel at this address. Zoned: Historical Commercial (HC).

Staff provided a brief presentation of the case, and the applicant answered questions presented by the PZHAC. Chair Hernandez stated that he was under the impression that any murals approved in the Commercial zone had to be located under portales or awnings.

Commissioner Lucero made a motion to approve the request provided that the murals are to be located under portales or awnings. The motion was seconded by Commissioner McLeod, and approved by a vote of 4 – 0.

4. Case 012485 - 1891 Avenida de Mesilla, submitted by Cali Szczawinski for Meson de Mesilla, a request for a building permit to allow the replacement of existing signs on a gateway at the front of the property with a zia symbol and three dimensional renditions of sunflowers and ristras. Historical Commercial (HC).

Staff provided a brief presentation of the case, and the applicant answered questions presented by the PZHAC. The applicant stated that she was replacing signage with artwork. There were no issues.

Commissioner Lucero made a motion to approve the request. The motion was seconded by Commissioner McLeod, and approved by a vote of 4 – 0.

Sign Permits

5. **Case 012479** - 1891 Avenida de Mesilla, submitted by Cali Szczawinski for Meson de Mesilla, a request for a permit to change the “overflow” parking signs that are currently located at the front of the hotel on three adjacent properties to the south. Zoned: Historical Commercial (HC).
Staff provided a brief presentation of the case, and the applicant answered questions presented by the PZHAC. The applicant stated that she was replacing a similar, existing sign at this location. There were no issues.
Commissioner Lucero made a motion to approve the request. The motion was seconded by Commissioner Prieto, and approved by a vote of 4 – 0.
6. **Case 012481** – 2220 Calle de Parian, submitted by Felicia Gonzalez for Ruby Sun; a request for a sign permit to install a two sided free standing sign near the parking lot of the business at this address. Zoned: Historical Commercial (HC).
Staff provided a brief presentation of the case. There were no issues. Commissioner Lucero made a motion to approve the request. The motion was seconded by Commissioner Prieto, and approved by a vote of 4 – 0.
7. **Case 012482** – 1750 Calle de Mercado, submitted by Brittany Salaiz for “Round Table Children’s Academy”, a request for a permit to install a sign on the front of the structure to be used for the child care center at this address. Zoned: General Commercial (C).
Staff provided a brief presentation of the case. The only issue was that the applicant was requesting permission for a 50 square foot sign, and the Code for this area only allows 25 square feet. Commissioner Lucero made a motion to approve the request with the condition that the sign be limited to a maximum of 25 square feet. The motion was seconded by Commissioner McLeod, and approved by a vote of 4 – 0.

Business Permit

8. 2920 S. Highway 28, submitted by David Hooker for Shorty’s in Mesilla; a request for a business license to transfer a business ownership for the operation of a convenience store at this address. Zoned: General Commercial (C).
Staff provided a brief presentation of the case. There were no issues. Commissioner McLeod made a motion to approve the request. The motion was seconded by Commissioner Apodaca, and approved by a vote of 4 – 0.
9. **PUBLIC COMMENTS**
None
10. **PZHAC/STAFF COMMENTS**
Commissioner Lucero questioned the timing required for a decision for the SUP and the requirements being asked of the applicant. Staff replied that it would not be wise to extend or delay any decision by the PZHAC on the SUP request. Commissioner Lucero would like the applicant to supply a letter from DOT stating the requirements for approval.
11. **ADJOURNMENT OF THE PZHAC MEETING**
The meeting was adjourned at 6:13 pm.