

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION WILL HOLD THEIR REGULAR MEETING ON MONDAY, JULY 2, 2012, AT 6:00 P.M. IN THE CONFERENCE ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

The meeting began at 6:20 p.m. after telephone conference contacts were made with Commissioner Seifert and Commissioner Contreras, both of whom were out of town.

PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM

Commissioner Sullivan and Commissioner Lucero were present for the meeting. Commissioner Seifert and Commissioner Contreras were present by telephone conference.

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CHANGES TO THE AGENDA

A motion was made by Commissioner Contreras, seconded by Commissioner Lucero and the agenda was approved unanimously.

ACCEPTANCE OF THE CONSENT AGENDA

A motion was made to accept the consent agenda, it was seconded and the motion passed unanimously.

PZHAC NEW BUSINESS:

1. **Case 012074, 2890 Teresita, Donald Murphy, building permit for a pergola in rear yard. Zone: HR.**
Staff explained that the pergola would not be visible from the street and that the structure is made of wood and similar to other pergolas built in the historic zones. The applicant was present to answer any questions. The PZHAC inquired about setbacks, asking if the setbacks were being met, because there was not a survey plat or site plan in the packet. The applicant stated that the pergola would be well within the setbacks, at least 10 feet from the closest point. Staff stated that before issuing a permit she will ask the applicant to provide a site plan so she can verify that fact. PZHAC voted unanimously to approve the case.
2. **Case 012076, 2900 Avenida de Mesilla, Andrea Park, 1 sign permit for a free-standing sign. Zone: C.**
Staff explained that the sign is for a un-attached free-standing sign for the business "Royal Road." The applicant did not provide a specific location where the sign was to be located. PZHAC commented that they did not feel comfortable with the sign being un-attached/moveable due to the traffic congestion of the corner along with the other business on the same premises (Shorty's). They stated that it would be better if the sign was permanently attached and located in an area that would not obstruct vision for vehicles in the clear sight triangle or coming out of Shorty's or Royal Road. The case was tabled, pending obtaining a site plan from the applicant, and indication that the sign would be permanently attached to the ground.
Before consideration of Item, a public hearing must be held in accordance with MTC 18.85.
3. Case 012064, 1755 Avenida de Mercado, Vince Gutschick, Special Use permit for Las Cruces Academy. Zone: C. At 6:15 p.m. the public hearing was started. Mr. Binns asked if the applicants could speak first to explain what they are asking for, so that he would know for sure what comments or questions to raise. Mr. Gutschick, spoke and explained that his request was for a private school grades K-12. He explained that they currently have 35 students and they hope to grow to about 70 students in three years. Mr. Binns then stood up when Mr. Gutschick was finished presenting, and made comments. Mr. Binns was concerned that the business of a school would not generate gross receipts taxes, he was concerned about what effect the school would have on the existing liquor licenses as well as any future liquor licenses in the area, since

Lorenzo's had closed. He also expressed concern that parking and traffic would become a problem with parents dropping of their children at the school and picking them up. Susan Krueger also spoke and stated that she agrees with Mr. Binns' comments and that additionally the Town's comprehensive plan specifically states that the town needs to use it limited commercially zoned properties carefully since GRTs are the main source of revenue for the Town. She stated that she thinks a more appropriate zone for a school would be in the Rural Farm zone and suggested that the applicants look elsewhere in Mesilla, or even outside of Mesilla. She further stated that the Town should be working with the Preston Gallery to help him find tenants for the building that would generate gross receipts taxes. The remaining members of the public consisted of parents and teachers that stated they felt the school would be an asset to Mesilla, that the neighboring gallery may be sharing some of the space for a gallery and there would be some grt from that. They also commented that they would also be dining and possibly shopping in Mesilla as well, which would generate GRTs. The applicant, Mr. Gutschick explained that they have ample parking in the rear of the building and they don't foresee any problems with traffic or parking on the street.

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***ADMINISTRATIVE APPROVALS:**

1. Case 012072, 2000 Calle de Parian, ZiaTrust, building permit for repair/removal of concrete ledge. Zone: HC.
2. Case 012073, 2206 Avenida de Mesilla, Raymond Cano, building permit for installation of temporary gates for security purposes. Zone: HC.

PUBLIC COMMENTS:

STAFF COMMENTS:

PZHAC COMMENTS:

PZHAC ADJOURNMENT:

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 6-28 -12 on the following locations: Town Clerk's Office 2231 Avenida de Mesilla, Public Safety Building 2670 Calle de Santiago, Mesilla Community Center 2251 Calle de Santiago, Shorty's Food Mart 2290 Avenida de Mesilla, Ristrammn Chile Co., 2531 Avenida de Mesilla and the U.S. Post Office 2253 Calle de Parian.