



PZHAC MINUTES

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION ON MONDAY, AUGUST 19, 2013, AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

- *Case 012210* – 2683 Calle de Guadalupe, Antonia Goodman, a building permit for the construction of a wooden fence at the back of her property. Zone: Historic-Residential (HR). (5 minutes)
Staff asked P&Z to remove this case from the agenda as it was administratively approved.
- *Case 012213* – 2230 Avenida de Mesilla, Bus: La Vieja Antiques; Owner: Carolyn Dye, a building permit for canopies. Zone: Historic-Residential (HR). (10 minutes)
Staff stated the facts of the case. Ms. Dye stated that she needs the canopies because there is not enough room in her store for her antiques. Ms. Dye also stated that she has had those canopies up for 20+ years. Staff and PZHAC relayed to her that Code Enforcement had not been regulated well in the past and that Code Enforcement is just now being taken seriously. Ms. Dye asked what type of structures are permitted. PZHAC directed Ms. Dye to work with staff to develop an application. PZHAC directed staff to give Ms. Dye 180 days or 3 months to come up with a plan of action. If an application is not submitted by then, Codes Enforcement will cite Ms. Dye into court for failure to comply to the “Development Zone” Code.
- *Case 012216* – 2315 Calle Jon Guerra, Josephine Garcia, a building permit for an addition to the home. Zone: Historic-Residential (HR). (10 minutes)
Ms. Garcia and her son, Ray, presented their case. Staff asked them to clarify as to whether they wanted to include the rock wall with this application or not. The applicants stated that this application would be solely for the addition to the home and the new garage. Staff relayed to them that the Building Inspector must approve the plans before staff can issue the permit. PZHAC reviewed the plans and stated that the home would remain similar to what is in existence and would be architecturally similar to that of the Historic District.

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING ON MONDAY, AUGUST 19, 2013, AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM

Commissioner Lucero, Commissioner Prieto, and Commissioner Hernandez were in attendance. A quorum was present.

CHANGES TO THE AGENDA

Commissioner Lucero made a motion that Case 012210 be moved to the Consent agenda and that Case 012213 be removed from the agenda; seconded by Commissioner Prieto. All in favor and the motion carried.

ACCEPTANCE OF THE CONSENT AGENDA

Commissioner Lucero made a motion to accept the consent agenda with the proposed changes; seconded by Commissioner Prieto. All in favor and the motion carried.

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.*

***PZHAC MINUTES:**

Regular Meeting Minutes of July 15, 2013.

PZHAC NEW BUSINESS

A public hearing must be held prior to the following item

- 1) *First Reading:* Proposed Ordinance changes to MTC 15.10 Manufactured Homes.

Commissioner Prieto made a motion to close the regular session to enter into Public Hearing for MTC 15.10 Manufactured Homes; seconded by Commissioner Lucero. All in favor and the motion carried.

Staff read the revision to the Ordinance into the record. Chairman Hernandez asked if there was any public comments. Ms. Susan Krueger stated that she wanted clarification as to whether the revision would also limit the architectural style of the modular home to those styles in the Historic Zone and how the Town can approve that without requiring site-built homes to also conform to the same styles. Ms. Krueger also stated that she would hope that the revised ordinance would be sent to New Mexico Municipal League or at least sent through legal counsel to ensure that it does not break the law.

Staff and the PZHAC Commissioners reassured Ms. Krueger that all revisions to ordinances must be reviewed by legal counsel to ensure the legality of the document before it is adopted.

Chairman Hernandez asked if there were any additional comments. Seeing none, he asked for a motion to go back into regular session. Commissioner Lucero made a motion to enter back into regular meeting; seconded by Commissioner Prieto. All in favor, and the motion carried.

BUILDING PERMIT REQUESTS:

- 2) *Case 012210* – 2683 Calle de San Albino, Antonia Goodman, a building permit to construct a wooden fence along the back of her property. Zone: Historic-Residential (HR).
This application was moved to the Consent agenda.
- 3) *Case 012211* – 2571 Calle de Parian, Jose Castaneda, a building permit to construct a rock wall along the property line. Zone: Historic-Residential (HR).
Staff presented the facts of the case. PZHAC asked staff to clarify as to the height requirements for a wall around a patio. Staff stated that the Town Code states up to 10 feet as provided on their Board Action Form. PZHAC requested that staff review this requirement before issuance of the permit. Commissioner Lucero made a motion to accept the application with the condition that staff review the wall ordinance to be sure there had not been any changes that PZHAC were not aware of; seconded by Commissioner Prieto. All in favor and the motion carried.
- 4) *Case 012212* – 2571 Calle de Parian, Jose Tarin, a building permit for a painting on the wall at his home. Zone: Historic-Residential (HR).
Staff presented the facts of the case. PZHAC stated that this was brought up last meeting about staff developing a mural ordinance. Staff stated that the only mention of murals within the Town Code is when the mural is allowed under an awning. The proposed painting would be placed on the front porch of the building and be mostly covered by the newly constructed 6-foot wall previously approved in Case 012211. Commissioner Prieto made a motion to accept the application as it would be partially covered and would meet Town Code as it states now by being under an awning; seconded by Commissioner Lucero. All in favor and the motion carried.
- 5) *Case 012213* – 2230 Avenida de Mesilla, Bus: La Vieja Antiques; Applicant: Carolyn Dye, a building permit to keep her current canopies at her business. Zone: Historic-Commercial (HC).
This item was removed from the agenda.
- 6) *Case 012216* – 2315 Calle Jon Guerra, Josephine Garcia, a building permit for an addition to the home. Zone: Historic-Residential (HR).
Staff presented the facts of the case. The applicant proposes to construct an addition to their home. The required setbacks in the HR zone is 7-feet. The Applicant's plans show a 12-foot setback from

the property lines. The new addition will match the same color as the home is now which is permissible through Town Code. Staff recommended approval with the condition that the Building Inspector's review is complete/approved before issuance of the permit. Commissioner Lucero made a motion to approve the application with the stated condition; seconded by Commissioner Prieto. All in favor and the motion carried.

*** ADMINISTRATIVE (CONSENT) APPROVALS:**

- 1) *Case 012207* – 2808 Snow Road, Russ Hernandez, a building permit for solar panels to be installed on the roof. Zone: Rural-Farm (RF).
- 2) *Case 012208* – 29019 La Mesilla Circle, Cindy Altamirano, a building permit for repair to her rock wall. Zone: Historic-Residential (HR).
- 3) *Case 012209* – 2290 Calle de Parian, Felix Armijo, a building permit to repair the roof at Emilia's. Zone: Historic-Commercial (HC).
- 4) *Case 012214* – 320 Capri Arc, Linda Zimmerman, a building permit for a re-roof. Zone: Single Family Residential (R-1).
- 5) *Case 012215* – 2516 Calle de Principal, David Lujan, a building permit to repaint his home the same color. Zone: Historic-Residential (HR).

PUBLIC COMMENTS

PZHAC/STAFF COMMENTS

Ms. Cynthia Stoechner-Hernandez informed the PZHAC that she is interim Town Clerk/Treasurer at the moment as well as juggling Community Development and Community Programs/Special Events duties. She wanted PZHAC to stay informed and would keep them abreast of all activities.

NEXT REGULAR BOARD MEETING – TUESDAY, SEPTEMBER 3, 2013

PZHAC ADJOURNMENT

Commissioner Lucero made a motion to adjourn the meeting at 6:33 p.m.; seconded by Commissioner Prieto. All in favor and the motion carried.

Russell Hernandez,, Alternate Chairman

Cynthia Stoechner-Hernandez, CDC