



## PZHAC MEETING MINUTES

11/3/14

**(PZHAC) WILL HOLD A WORK SESSION ON MONDAY, NOVEMBER 3 2014 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA TO DISCUSS THE FOLLOWING:]**

1. ***Business License 0566*** – The Spotted Dog Brewery, LLC; submitted by Gerry Grandell, a discussion of a proposed modification and expansion of the existing business to include the sale of food items prepared in an external kitchen on the property. (A decision by the PZHAC will be made during the regular meeting.) Zoned: General Commercial (C)  
*Issues addressed included NMED and Fire Code requirements, location on the property, billing process, days of operation length of time the kitchen would remain on the property.*
2. Presented by Gilbert Madrid, a discussion of replacement doors and windows to be installed as part of a necessary renovation of a set of apartments located at 2480 Calle de San Albino, between Calle de Correo and Calle de Guadalupe. Zoned Historic Commercial (HC).  
*The primary issue that arose was the possibility that the proposed doors and windows would result in the style of the structure being changed, and that such a change would not be appropriate given that the structure is addressed in the Historical Register as having a historical significance. It was suggested that any action to be taken on this request be postponed until the November 17 PZHAC meeting to enable the applicant to obtain further information on the historical requirements with respect to alterations of the structure.*

*Work Session adjourned 6:27 pm.*

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULARLY SCHEDULED MEETING ON MONDAY, NOVEMBER 3, 2014, 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

*Present: Commissioners Prieto (Acting chair for the meeting), McLeod, Apodaca (A quorum was present)*

### CHANGES TO THE AGENDA

*A motion was made by Commissioner Apodaca and seconded by Commissioner McLeod to postpone the request for Historical Appropriateness by Gilbert Madrid until November 17, 2014. Motion carried by a vote of 3-0.*

### 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 Apodaca and seconded by Commissioner McLeod. Motion carried by a vote of 3-0.*

### \*PZHAC MINUTES:

Meeting Minutes of October 20, 2014  
*(Approved on Consent Agenda.)*

**\*REVIEW OF ADMINISTRATIVE APPROVALS:**

**Administrative Building Permit Requests (Approved by Staff):**

**Case 012322** – 2231 Calle de Santiago; submitted by Mary Helen Ratje; a request for a permit to test patches of mud and plaster on the north and west wall of the structure at this location, and after testing; replaster the walls. Zoned: Historical Residential (HR). (*Approved on Consent Agenda.*)

**Case 012324** – 3288 Calle Quinta; submitted by Raymond Limon, a request for a permit to replace a wood fence that had been knocked down by wind around the property at this address. Zoned: Historical Residential (HR). (*Approved on Consent Agenda.*)

**Case 012327** – 2872 Ermininda St.; submitted by Jane McCann; a request for a permit to repair a damaged roof parapet on a dwelling at this address. Zoned: Historical Residential (HR). (*Approved on Consent Agenda.*)

**Case 012326** – 1750 Calle de Mercado; submitted by Gary Coppedge for Mercado Ventures, LLC; a request for a permit to allow a prefabricated storage structure to be placed in an enclosure normally used to house a trash dumpster. Zoned: General Commercial (C). (*Approved on Consent Agenda.*)

**PZHAC NEW BUSINESS**

**Business License Request:**

**Business License 0566** – The Spotted Dog Brewery, LLC; submitted by Gerry Grandell, a request to allow modification and expansion of the existing business to include the sale of food items prepared in a temporary external kitchen on the property. Zoned: General Commercial (C)

*This request was discussed during the work session. A motion to approve this request with conditions was made by Commissioner Apodaca and seconded by Commissioner McLeod. Motion carried by a vote of 3-0 with the following conditions:*

- *There shall be no advertising or open service windows on the trailer that could serve outside patrons, or any indications that the mobile kitchen is a separate business entity from the business it is serving (Spotted Dog Brewery).*
- *The mobile kitchen shall be considered as part of the primary business on the property (Spotted Dog Brewery), and shall not operate as a separate entity while it is at this location.*
- *Food prepared in the trailer shall be delivered through the back door of the brewery, and shall be served by brewery staff.*
- *There shall be no separate sales from the trailer to customers outside of the brewery, and all catering activity done while it is on the property shall be for Spotted Dog customers only while they are patrons of the brewery.*
- *All billing of patrons for food provided by the trailer will be billed through the Spotted Dog Brewery.*
- *The trailer shall be parked on the property leased by the brewery, alongside the building.*
- *The brewery shall provide additional parking on the property to make up for any spaces occupied by the trailer.*
- *Service shall be on week-ends only. Additional days shall require prior approval by the PZHAC.*
- *Operation of the trailer shall be for up to one year, with any further extensions to require review and approval by the PZHAC.*
- *No other types of mobile food operations shall be allowed at this location without review and approval by the PZHAC.*
- *The proposed operation shall meet all applicable local and state regulations, including Fire and NMED requirements, for this type of operation.*

**Business License 0573** – Looks Good Landscaping at 2886 Calle de San Albino; submitted by Matt Greer, a request for a Home Occupation license to allow a small landscaping business to operate out of a residence at this address. Zoned Historic Residential (HR)

*A motion to approve this request was made by Commissioner Apodaca and seconded by Commissioner McLeod. Motion carried by a vote of 3-0.*

**Historical Appropriateness:**

A request by Gilbert Madrid for historical and architectural approval of replacement doors and windows to be installed as part of a necessary renovation of a set of apartments located at 2480 Calle de San Albino, between Calle de Correo and Calle de Guadalupe. Zoned Historic Commercial (HC).

*This request was discussed during the work session, and was postponed to November 17, 2014 under changes to the agenda.*

**Building Permit Request:**

**Case 012310** – 2134 Calle de Principal; submitted by Eric Walkinshaw, a request for approval of a demolition for the demolition of a deteriorating garage and carport on the property as part of the building permit previously approved for the renovation of the entire property. Zoned: Historical Residential (HR)

*There were no issues with this request. A motion to approve this request was made by Commissioner Apodaca and seconded by Commissioner McLeod. Motion carried by a vote of 3-0.*

**Case 012323** – 2417 Calle de Parian; submitted by Ray Carlson for Katerina, Inc.; a request for a permit to build a rock wall around two lots containing a dwelling and a storage structure at this location. Zoned: Historical Residential (HR).

*There were no issues with this request. A motion to approve this request was made by Commissioner McLeod and seconded by Commissioner Apodaca. Motion carried by a vote of 3-0.*

**Case 012325** – 2447 Calle del Norte; submitted by Matilde Estrada.; a request for a permit to add 1.5 feet in height to an existing rock wall around a residential property located at this address. Zoned: Historical Residential (HR).

*There were no issues with this request. A motion to approve this request was made by Commissioner McLeod and seconded by Commissioner Apodaca. Motion carried by a vote of 3-0 with the condition that the footing of the existing wall be determined to be adequate to support the addition to the wall.*

**PUBLIC COMMENTS**

*None*

**PZHAC/STAFF COMMENTS**

*Commissioner Apodaca expressed concern that the Commission's instruction to Mr. Madrid concerning the postponement of the PZHAC decision on his case was not clear. Staff assured him that the decision would be discussed with Mr. Madrid, and that the Commission's desires would be explained to him.*

**ADJOURNMENT** – *The meeting was adjourned at 7:38 p.m.*