



PZHAC MEETING MINUTES MAY 19, 2014

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION ON MONDAY, MAY 19, 2014 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA TO DISCUSS THE FOLLOWING:

1. Presented by Eric Walkinshaw, a request for review and discussion of a conceptual plan for proposed alterations on a property located at 2134 Calle de Principal. Zoned Historical Residential (HR)
A conceptual plan for the property was presented by Mr. Walkinshaw with a brief explanation of what was proposed to be done. Plans included a solar panel to be installed on the roof, to be hidden from view by a parapet wall; and the replacement of aluminum framed windows with wood framed windows. Dr. Seifert, and subsequently the PZHAC, accepted the proposed alterations as being historically appropriate for the location, but questioned whether the multiple dwellings on the property should be allowed in the Historic Residential District. Staff explained that there were numerous other instances in the HR district in which multiple residences had been allowed, and that the Code refers to multifamily structures as being allowed provided that there is 4000 sq. ft. of property available for each dwelling. Staff also stated that the applicant had purchased the property based on this interpretation of the Code by Staff, and that under this interpretation of the Code, the existing lot size is adequate for the three dwellings that are on the property. Based on this discussion, the PZHAC determined that a building permit should be allowed for the project as presented, but that any future cases of this sort would be put on hold until a legal interpretation of the Code is obtained with respect to whether or not the HR allows for the renovation or creation of multiple dwellings on a single property. (Staff was directed to obtain this interpretation from the Town's attorney.)
2. Presented by Carlos Galvan for the Basilica of San Albino at 2280 Calle de Principal, a request for review and discussion of a variance to the outdoor lighting requirements of the BTC. Zoned Historical Commercial (HC).
The purpose of this discussion item was to determine whether a variance would be needed to upgrade the lighting used to illuminate the Basilica's towers. Mr. Galvan explained that the Basilica is undergoing a renovation, and that part of this renovation includes upgrading the lighting of the towers. Unfortunately, according to Mr. Galvan, it appears that the proposed lighting might exceed the allowable limits of the Outdoor Lighting element of the Town Code. After some discussion of the reasons for the proposed lighting, the requirements of the new fixtures being installed, and the wattage of the bulbs that were proposed to be used; it was determined that a variance would be necessary. Staff suggested that, since the existing fixtures had already been replaced, the Basilica should be allowed to operate the new system temporarily to determine the actual impacts created, and to determine if a lower intensity of lighting than originally proposed would work.
3. Presented by Tamra McLeod, a request to review and discussion of an open carport to be constructed on a residential property located at 2782 Calle de San Albino. Zoned Historical Residential (HR).
Ms. McLeod presented plans for the proposed carport to the PZHAC and explained how the overall construction and appearance of the project would fit in with the character of other similar structures in the area, as well as within the HR district as a whole. Ms. McLeod stated that the structure would be an open, freestanding carport of post and beam construction of natural wood with a trim color that would match the doors on her house, which is on the same property. The PZHAC determined that the proposed structure would be appropriate for the location.
4. Presented by Elaine Szalay, a request for review and discussion of a request for a demolition permit for a structure located at 2417 Calle de Parian. Zoned Historical Residential (HR).
(Kyle Moberly, attorney for Katerina, Inc. has requested that this item be removed from the agenda at this time in order to allow further research to be done on the property. The request is to be scheduled for a future date.)
The PZHAC removed this item from the agenda in compliance with the applicant's request.

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING ON MONDAY, MAY 19, 2014, AT 6:00 P.M. (IMMEDIATELY FOLLOWING THE WORK SESSION) IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM

Dr. Seifert, Commission Chair; Commissioner Lucero, and Commissioner Prieto were in attendance. A quorum was present. (Absent: Commissioner Hernandez)

CHANGES TO THE AGENDA

Case # 012281, submitted by Elaine Szalay for Katerina, Inc. was removed from the agenda at the request of the applicant. Motion to approve by Commissioner Prieto, second by Commissioner Lucero, motion carried 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.

Motion to approve by Commissioner Prieto, second by Commissioner Lucero, motion carried 3-0.

***PZHAC MINUTES:**

May 5, 2014 PZHAC meeting

*** ADMINISTRATIVE (CONSENT) APPROVALS:**

Building Permit Requests:

Case 012271 – 2060 Calle del Norte; Submitted by Alex Reyes, a permit to install wooden panels on an existing wrought iron and wire mesh gate at this location. Zoned: Historical Residential (HR)

Case 012273 – 2685 Calle de Parian; Submitted by Park Enterprises, LLC for Carolmarie Chamberlin, a request for a permit to renovate the interior of a dwelling at this location. Zoned: Historical Residential (HR)

Case 012274 – 2491 Calle del Norte; Submitted by J.C. Roofing for Bessie Estrada, a request for a permit to reroof an existing dwelling at this address. Zoned: Historical Residential (HR)

Case 012276 – 2975 Calle del Sur; Submitted by Positive Energy, Inc. for Hank Dimatteo, a request for a permit to install a photovoltaic system behind a dwelling at this address. Zoned: Rural Farm (RF)

PZHAC NEW BUSINESS

Demolition Permit Requests:

*Case 012281 - 2417 Calle de Parian; Submitted by Elaine Szalay for Katerina, Inc., a request for a demolition permit for an old adobe structure at this address. Zoned: Historic Residential (HR)
*Removed from agenda.**

Sign Permit Requests:

Case 012272 - 2410 Calle de San Albino; Submitted by Tom Hutchison for La Posta Restaurant, a request for a sign permit to paint a sign on a wall near a door and install a hanging sign on the western wall of the restaurant along Calle de Guadalupe. Zoned: Historic Commercial (HC)

Staff presented the facts of the case. This is the only sign for the restaurant on the frontage on Calle de Guadalupe. There were no issues with the request. Motion to approve by Commissioner Lucero, second by Commissioner Prieto, motion carried 3-0.

*Case 012273 - 2900 Avenida de Mesilla; Submitted by Gerry Grandle for Spotted Dog Brewery, a request for a sign permit to install a 15 sq. ft. sign on the front of the business to located at this address. Zoned: General Commercial (C)
Staff presented the facts of the case. The sign is to be black on white, and will be located above the front entrance to the premises. There were no issues with the request. Motion to approve by Commissioner Prieto, second by Commissioner Lucero, motion carried 3-0.*

Case 012278 - 2461 Calle de Principal; Submitted by Tamra McLeod for Black Range Vineyards/Vintage Wines, a request for a sign permit to install a hanging sign on the eastern wall of the shop Calle de Guadalupe. Zoned: Historic Commercial (HC)

Staff presented the facts of the case. This is the only sign for the business on the frontage on Calle de Guadalupe. There were no issues with the request. Motion to approve by Commissioner Lucero, second by Commissioner Prieto, motion carried 3-0.

Building Permit Requests:

Case 012279 - 2626 Calle de Principal; Submitted by Tamra McLeod for Anna Chavez Trust; a request for a building permit to add a cover to a rear porch to an existing dwelling at this address. Zone: Historic Commercial (HC)

Staff presented the facts of the case. The proposed cover will be identical in style and cover to a cover that exists over the front porch on the dwelling. There were no issues with the request. Motion to approve by Commissioner Prieto, second by Commissioner Lucero, motion carried 3-0.

Case 012280 – 2782 Calle de San Albino; Submitted by Tamra McLeod, a request for a building permit to allow a freestanding carport to be constructed on a residential property at this address. Zone: Historic Residential (HR)

This case was discussed earlier during the PZHAC Work Session. There were no further issues or discussion. Motion to approve by Commissioner Lucero, second by Commissioner Prieto, motion carried 3-0 with the condition that the color of the carport was to match the color of the existing dwelling on the property.

PUBLIC COMMENTS-No comments

PZHAC/STAFF COMMENTS

Codes Enforcement Update – to be distributed at meeting.

Staff provided a copy of an updated list of codes cases to the commissioners, along with a brief verbal description of the actions taken for some of the cases.

PZHAC ADJOURNMENT - 6:23 p.m.