



PZHAC MEETING MINUTES JUNE 16, 2014

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A **WORK SESSION ON **MONDAY, JUNE 16, 2014 AT 5:30 P.M.** IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA TO DISCUSS THE FOLLOWING:**

1. Requested by Carol Breitag, 2196 Calle de San Albino, a request for review and discussion of a shade shelter to be placed in the yard next to the dwelling at this address.
Ms. Breitag was not at the meeting in time to be present for the work session, therefore this request was not heard at this time.
2. Requested by Rose Dwyer, a request to discuss the feasibility of constructing a small multi-family project somewhere in the Historic Residential (HR) zone
The purpose of this request was for Ms. Dwyer and her husband to determine the feasibility of developing a multi-family development of up to 6 units in the HR district. Although staff had made Ms. Dwyer aware of the PZHAC's decision not to approve any multi-family development in the HR zone pending an interpretation of the Code pertaining to multi-family development, Ms. Dwyer requested that her proposal be heard just to be able to get an idea of what requirements could be expected if it were determined that the Code does allow multi-family developments in the HR zone. Ms. Dwyer and her husband went on to present several possible designs to the PZHAC, who offered suggestions on each design with respect to what features would be acceptable and what would not. However, the PZHAC ultimately decided that any further discussion of the proposed development would not be appropriate until the Town attorney has provided the PZHAC with a determination as to the legality of such a development.

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A **REGULAR MEETING ON **MONDAY, JUNE 16, 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 Hernandez; and Commissioner Prieto were in attendance. A quorum was present. (Absent: Commissioner Lucero)

CHANGES TO THE AGENDA

No changes were made.

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 Hernandez, motion carried 3-0.

***ADMINISTRATIVE (CONSENT) APPROVALS:**

Building Permit Requests:

Case 012283 – 2340 Calle de Principal; Submitted by Christopher Pacheco for Pluma Construction Systems, a permit for an interior renovation of the “Reynold’s Store” at this location. Zoned: Historical Commercial (HC)

Case 012286 – 2385 Calle de Colon; submitted by B & L Roofing; a request for a building permit to reroof a dwelling at this location. Zone: Historical Residential (HR).

PZHAC NEW BUSINESS

Building Permit Requests:

Case 012284 - 2196 Calle de San Albino, submitted by Carol Breitag, a request for a permit to allow a shade shelter to be placed in the yard next to the dwelling at this address. Zone: Historical Residential (HR)

(The applicant was present at this point in the meeting.) Staff presented the facts of the case. The main issue discussed was that the proposed shade shelter is to be located at the front of the property alongside the street, and that the subject property is in close proximity to the Plaza. According to Commissioner Hernandez, similar temporary shade shelters have been allowed in the rear yards of properties, not in the front where they would have a larger visual impact. Approval of the proposed structure could set a negative precedent for the area. After much discussion of the potential impacts that could arise from allowing a “pop-up” structure in the front yard, the PZHAC determined that a shade shelter could be allowed at the front of this property if the shelter was of a more substantial nature that was more in character with the historical character of the area. A motion to approve, with conditions, was made by Commissioner Hernandez, seconded by Commissioner Prieto. The motion carried 3-0 with the condition that the applicant work with staff to design a more suitable structure for the property, with the resulting plans to be presented to the PZHAC at a future meeting.

Sign Permit Requests:

Case 012268 – 2404 Avenida de Mesilla. Submitted by Gilbert Chavez for ‘Tis the Season de Mesilla; a request for an amendment to a previously approved sign permit to allow a 15 sq. ft. wall sign to be placed at the north side of the property, along with a freestanding sign to be placed along a handicap ramp parallel to Avenida de Mesilla. Zone: Historical Commercial (HC)

Staff presented the facts of the case. The original sign request was heard and approved by the PZHAC on April 21, 2014, but was tabled by the BOT on April 28 pending review of the sign location along Highway 28 by NMDOT. NMDOT denied the proposed sign location as originally proposed. According to Mr. Chavez, the current request has been reviewed and approved by NMDOT with no issues. No other issues or concerns were noted. Motion to approve by Commissioner Hernandez, second by Commissioner Prieto, motion carried 3-0.

PUBLIC COMMENTS

Mary Margaret Davidson, of 2880 Teresita Street, in the Mesilla Farms Subdivision, presented a hand-out (attached for the record) and a statement to the PZHAC concerning “Rumors flying regarding the Mormon Church building in Mesilla...”. This was with respect to the property owned by the Church of Latter Day Saints, located at the SE corner of University Avenue and Highway 28. (The presentation concerned the items in the hand-out, and is outlined in the handout.)

PZHAC/STAFF COMMENTS

Codes Enforcement Update - to be distributed at meeting
Staff briefly discussed codes issues that were in process.

PZHAC ADJOURNMENT – 7:44 p.m.

Handout provided by Mary Margaret Davidson at the May 19, 2014 PZHAC Meeting (Public Comments)

Planning and Zoning Meeting speaking points June 16, 2014

Rumors flying regarding the Mormon Church building in Mesilla:

Website could use some more transparency:

1. clearly state date, times and agendas of scheduled meetings
2. all of those items sent to the newspapers with sufficient notice for timely publication
3. Policy and mission statement for all committees, commissions, etc.
4. Publication on the website for procedures and timelines for the inclusion of residents concerns regarding agenda items.
5. Addition of a Frequently Asked Questions section giving information about which department/committee/commission to contact for particular questions about town business that affects residents.

My particular concerns regarding the rumors:

1. I understand that unless the land is mine, I have only peripheral rights over the use of that property.
2. As a resident of Mesilla, I expect the officers of the Town of Mesilla to protect my rights and welfare, as well as those of other residents and businesses.
3. That should include timely and effective notice of changes in zoning of parcels included in the town, especially with mailed notice to neighbors directly affected by those changes, before the changes are made.
4. If those expectations are not currently a part of the laws of Mesilla, I respectfully request that they be introduced as soon as possible into the laws and regulations of the town.
5. I would hope that besides considering the laws and the economic welfare of the Town of Mesilla, decisions would take into account the economic effect on individual residents of the town.
6. I was told by Ms. Lucero that "Nobody likes change." I have lived with change all my life, and have managed to live mostly happily for

72 years despite those changes. There have been a few unhappy times, when I had no control or voice in the shaping of or outcome of the change, which I had to accept, happily or not. In 2008 Wall Street cost me and my husband \$100,000 on the value of our former home. As the trustee for my extended family's property in El Paso, we are still having to absorb the loss of what happened in 2008, and the loss is considerably greater than what I personally have had to accept. Perhaps you can understand, then, my apprehension over what may or may not happen to the home I live in now. I understand that nothing is on the agenda right now, but I would ask that you keep these thoughts in mind when the owner of the land that is apparently now zoned commercial (that is sited across the street from my home), submits their plans for the use of that land.

7. And finally, to be told that "nobody likes change", in response to my stating my concerns, implies to me that those concerns are not being heard, and that, even worse, decisions have already been made about those concerns.

Respectfully submitted,
Mary Margaret Davidson
2880 Teresita Street (in Mesilla Farms, Mesilla)
Las Cruces, NM 88005-3893 (mailing address)