



THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORKSESSION TUESDAY, FEBRUARY 17, 2015 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA TO DISCUSS THE FOLLOWING:

1. Presented by Jay Rochelle, discussion of a request (Case 012347) to replace 35 feet of wire fence along a side property line with a corrugated metal fence not to exceed 6 feet in height on a property located at 2701 Calle de Oeste. Zoned Historical Residential (HR). **(15 minutes)**

Mr. and Mrs. Rochelle presented the facts of the case. They mentioned that there is a similar fence up on Calle de Arroyo. The Commissioners relayed their concerns as far as the materials to be used. Staff stated that there is a conflict in the code as far as the fencing materials and the Historic Preservation Code. Chairman Hernandez explained to the applicants the issues with the code. Commissioner Lucero and Commissioner McLeod voiced concerns regarding the conflicting code and the fact that the fence on Calle de Arroyo was possibly put up without a permit and that needs to be addressed by staff.

2. Presented by Jerry Grandel for "Spotted Dog Brewery", discussion of a request (Case 012348) to add outdoor seating to an existing microbrewery operation at 2900 Avenida de Mesilla, Ste A. Zoned: General Commercial (C). **(30 minutes)**

Mr. Grandel presented the facts of the case. Chairman Hernandez let the Commission in discussion. Staff asked Mr. Grandel to explain the parking situation to the Commission. Mr. Grandel proposes to extend his parking toward the back of the property if the patio is approved. Mayor Barraza asked Mr. Grandel if he would have the front patio gated off so that children would not be allowed to run around. Mr. Grandel, showed the Mayor and the Commission where the gate would be as indicated on his plan set.

3. Presented by Cynthia Anaya for "Impressions", discussion of a request (Case 012345) to place a wall sign, as well as options for a free standing sign at 2290 Calle de Parian, Suite B. Zoned Historical Commercial (HC). **(15 minutes)**

Ms. Anaya did not want to request a free standing sign. She merely wanted to discuss the options for her wall sign. Staff asked Ms. Anaya to present her idea to the Commission. Ms. Anaya stated that she is proposing to do a wall sign next to the door of her shop. The background will be adobe colored with turquoise lettering and purple boarder. The Commission questioned whether purple was an approved color. Staff provided to color chart to the Commission in which the purple is an approved color. Ms. Anaya stated that Mr. Shannon had brought up the idea of putting up a free-standing directional sign. Ms. Stoechner-Hernandez stated to Ms. Anaya that if she gets Mr. Armijo's, the property owner's, approval then we could move forward with a directional sign. The board asked if it would be possible to put two directional signs up. Staff stated that right off hand, it did not seem like the code limited the number of directional signs per frontage, but that she would research this more and work with Ms. Anaya.

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY **TUESDAY, FEBURARY 17, 2015 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA**

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL AND DETERMINATION OF A QUORUM

Commissioner Russell Hernandez, Commissioner Don Apodaca, Commissioner Yolanda Lucero, Commissioner Tamra McLeod, and Commissioner Roman Prieto were all present. A quorum was present.

3. CHANGES TO THE AGENDA

Chairman Hernandez asked if he could have a motion to move Public Comments to the end of the agenda as they always are. A motion was made by Commissioner Prieto; seconded by Commissioner McLeod. All in favor; and the motion carried 4-0.

4. *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.*

Chairman Hernandez asked the Commission if there were any questions regarding the Consent Agenda. There were none. Commissioner Apodaca made a motion to approve the consent agenda; seconded by Commissioner McLeod. All in favor; and the motion carried 4-0.

***PZHAC MINUTES:**

Regular Meeting Minutes of January 5, 2015

***ADMINISTRATIVE (CONSENT) APPROVALS:**

***Case 012343** – 2171 Calle de Parian; Submitted by Altie Fountain, a permit to install an entertainment center and bar seating in the northeast room (pool room) of an existing bar at this location. Zoned: Historical Commercial (HC).

***Case 012350** – 2838 Calle de Principal; Submitted by Ramcon, Inc for Serafina Martinez, a permit to install a fireplace at this address. CID approval required. Zoned: Historic Residential (HR).

5. PZHAC NEW BUSINESS:

a. Sign Permit Requests:

Case 012345 - 2290 Calle de Parian, Suite B; Submitted by Cynthia Anaya for "Impressions", a request to place a wall sign **and** a free standing sign at the business at this location. Zoned Historical Commercial (HC).

Staff presented the facts of the case as discussed during the work session. All colors are consisted with the approved color chart and the size is accurate with the code. Commissioner Prieto made a motion to approve the case; seconded by Commissioner McLeod. All in favor and the motion carried 4-0.

b. Building Permit Requests:

Case 012344 - 2200 Happy Valley Lane; Submitted by Mark Woolf, a request to enclose an existing patio to create a wine cellar and cigar room as an addition to an existing residence at this address. Zoned: Rural Farm (RF).

Staff presented the facts of the case. Mr. Woolf would like to enclose what is currently an outdoor patio. The electrical work will have to go through CID for approval. Commissioner Prieto made a motion to approve the case; seconded by Commissioner Lucero. All in favor and the motion

carried 4-0.

Case 012346 – 1948 Calle de Santiago; Submitted by Ken and Lori Dahlstrom of “Silver Assets”, a request to replace a set of five rotting window frames at the business located at this address. Zoned: Historical Commercial (HC).

Mr. Dahlstrom presented the facts of the case. He would be able to keep the same frame and replace just the windows. The frame is currently rotting out due to wear. Staff stated that this place of business is currently on the Historic Registry as Significant, but that the replacement of the windows is detrimental to the building’s historic preservation. Commissioner Prieto made a motion to approve this case; seconded by Commissioner Lucero. All in favor and the motion carried 4-0.

Case 012347 – 2701 Calle de Oeste; Submitted by Jay Rochelle, a request to replace 35 feet of wire fence along a side property line with a metal fence not to exceed 6 feet in height on a property located at this address. Zoned: Historical Residential (HR).

Staff stated that the facts of this case were presented during the work session. There is a conflict in the code in regard to fencing materials. The Commission again relayed their concern regarding the conflicting code to staff. Commissioner Hernandez stated that the Town would be revising its code soon and hopefully will get these issues cleared up. Commissioner Prieto made a motion to approve the application; seconded by Commissioner Lucero. The application was denied in a vote of 1-3 with Commissioner Prieto voting aye.

Case 012348 – 2900 Avenida de Mesilla, Ste. A; Submitted by Jerry Grandle for Spotted Dog Brewery, a request to add outdoor seating to an existing microbrewery operation located at this address. Zoned: General Commercial (C)

Mr. Grandle had presented the facts of the case during the work session. He stood for any other questions the board may have. Once this application is approved, Mr. Grandle will have to go to the State and Federal Government for final approval with his liquor/dispensary licensing. Commissioner Apodaca made a motion to approve the case; seconded by Commissioner McLeod. All in favor and the motion carried 4-0.

Case 060346 – 3100 Mc Dowell Rd.; Submitted by Rick Hall, a request for an addition to his home. Zoned: Single Family (R-1).

Staff presented the facts of the case. Mr. Hall proposes to add on to his home. It is currently zoned R-1. The front setback is 30 ft., sides of 7 feet and the setback is 30 feet. Mr. Hall’s proposed addition will maintain these setbacks. The Commission asked staff if there is a color scheme that they have to approve. Staff stated that only in the Historic Districts do the color schemes come into play. A motion was made to approve the case as presented by Commissioner Lucero; seconded by Commissioner Apodaca. All in favor, and the motion carried 4-0.

c. **Business Registration Requests:**

Case 2015-0575 – 203 Capri Dr.; Submitted by Marvid and Amanda Charlson for “C4 Tees”, a request for a business registration to operate a home occupation at this address. Zoned: Single Family (R-1).

Staff presented the facts of the case. The proposed business is a home occupation. No signage will be allowed at said business, nor will there be any traffic at said business. Commissioner Lucero made a motion to approve the business license for case 2015-0575; seconded by Commissioner Prieto. All in favor, and the motion carried 4-0.

Case 2015-0576 – 2532 Calle del Norte; Submitted by Rachel Olney for ODECI, Inc., a request

for a business registration to operate a home occupation at this address. Zoned: Historical Residential (HR).

Mr. Williamson presented on behalf of his daughter. His daughter is required to start a business as part of her Graduate program. She makes lights for military and commercial airplanes. The parts will be shipped via mail. Commissioner Prieto made a motion to approve the business license for case 2015-0576; seconded by Commissioner Lucero. All in favor, and the motion carried 4-0.

6. PUBLIC COMMENTS

Item was moved to the end by the board. No public comments.

7. COMMISSIONER COMMENTS

Commissioner Hernandez stated that the chain link fences in the Historic District need to be examined by Codes Enforcement. There are several in the Historic District. Do they have permits or not? The Commission would like to continue to receive codes updates.

Mayor Barraza addressed the Commission stating that Larry has been working on addressing codes and will continue to when he recovers.

8. ADJOURNMENT

Commissioner Lucero made a motion to adjourn at 6:26 p.m.; seconded by Commissioner Prieto. All in favor and the motion carried 4-0.