



**PZHAC WORK SESSION
MINUTES
OCTOBER 15, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, OCTOBER 15, 2018 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Robert Salais; a request to discuss plans to repaint the outside of a dwelling at 2112 Calle de Los Huerto. (Case **060798**). Zoned: Historical Residential (HR)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, stating that the applicant would like to paint the dwelling in a darker color than the existing color of the dwelling. Staff explained that the applicant had been informed that, since the color is different than the existing color, the Code requires that the case be reviewed by the PZHAC, with final approval by the BOT. Staff also explained that in the original packet to the PZHAC, it was brought to staff's attention that the determination of the structure as being "I" was erroneously explained as meaning the property's contribution was "insignificant". Actually, in the nomination form for acceptance into the Nation Register of Historic Places, the description of "I" actually means that the structure is "intrusive", which is defined in the Nomination Form for the National Register of Historic Places as being structures that "...clash with the overall feeling of the district." This clarification was explained to the PZHAC.

Item 2: Submitted by Chris/Stefan Schaefer; a request to discuss plans to construct a four foot high metal security fence with gates between support columns of an existing porch of a commercial structure at 1620 Calle de Alvarez, Suite C2. (Case **060801**). Zoned: General Commercial (C)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, stating that the applicant wanted to build the fence for security purposes. The applicant provided a brief description of the project, explaining that the fence would be built of four foot high black metal tubing, and would protect the front entrance to the business. According to the applicant, there will be no changes to the structure, and the fence will not create any negative impacts to the business in the structure, nor will it affect the traffic flow of the area.

Item 3: Submitted by Bill McClure for Nancy Clayshulte, a request to discuss plans to construct a workshop as an addition to an existing dwelling at 2111 Calle de Santo Tomas. (Case **060802**). Zoned: Historical Residential (HR)

Bill McClure, contractor for the applicant, was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, stating that the applicant would like to build a 360 square foot extension to an existing dwelling at this address. Staff explained that the dwelling is in the Register of Historic Places for the Town and appears to have been built around 1920. The structure had "local" overall significance in 1980, and was considered a "plus" architectural contribution to the surrounding area. According to Mr. McClure, the addition would be finished to match the existing dwelling and will retain the same architectural style.

**PZHAC REGULAR MEETING
MINUTES
OCTOBER 15, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, OCTOBER 15, 2018 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

Commissioner Lucero was absent. All other commissioners were present. There was a quorum.

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the Agenda. Commissioner Prieto made a motion to approve the Agenda, seconded by Commissioner Houston and approved by a vote of 3-0.

IV. *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 for discussion.*

There were no changes to the Consent Agenda. Commissioner Houston made a motion to approve the Consent Agenda, seconded by Commissioner Prieto and approved by a vote of 3-0.

A. *PZHAC MINUTES – Meeting minutes of October 1, 2018.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Building Permits

1. **Case 060799** – 2322 Calle Principal, submitted by Pat Taylor; a request to clean and recoat a roof with foam on a commercial structure at this address. Zoned: Historical Commercial (HC)
Approved as part of the Consent Agenda
2. **Case 060800** – 2335 Calle de Parian, submitted by Roberto Garcia; a request for a building permit to reroof a dwelling at this address. Zoned: Historical Residential (HR).
Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. CASES:

Building Permits

1. **Case 060798** – 2112 Calle de Los Huertos, submitted by Robert Salais; a request for a building permit to repaint the outside of a dwelling at this address. Zoned: Historical Residential (HR) **(Discussed at Work Session – Item 1)**
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. The PZHAC determined that the new color would be more in character with the colors of other structures in the area, and that this could be an improvement. A motion was made by Commissioner Houston to recommend approval of the permit to the BOT, seconded by Commissioner Prieto, and approved by a vote of 3-0.
2. **Case 060801** – 1620 Calle de Alvarez, Suite C2, submitted by Chris/Stefan Schaefer; a request for a building permit to construct a four foot high metal security fence with gates between support columns of an existing porch of a commercial structure at this address. Zoned: General Commercial (C) **(Discussed during Work Session – Item 2)**
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. The PZHAC determined that the proposed fence would not have any negative impacts on the area and would be compatible with the Code. A motion was made by Commissioner Prieto to recommend approval of the permit to the BOT, seconded by Commissioner Houston, and approved by a vote of 3-0.
3. **Case 060802** – 2111 Calle de Santo Tomas, submitted by Bill McClure for Nancy Clayshulte; a request for a building permit to construct a workshop as an addition to an existing dwelling at this address. Zoned: Historical Residential (HR) **(Discussed during Work Session – Item 3)**
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. The PZHAC determined that the addition would not have any negative impacts on the surrounding area, or be detrimental to the historic character of the dwelling; and that the new construction would be compatible with the code. A motion was made by Commissioner Nevarez to recommend approval of the permit to the BOT, seconded by Commissioner Houston, and approved by a vote of 3-0.

Business Permits:

1. **Permit 0732** – 2470 Calle de Guadalupe, Suite C, submitted by Buffy Johnson for Johnson-Brito LLC DBA “Home Instead Senior Care”; a request for a business license to allow the applicant operate an office at this address for a home care operation. Zoned: Historical Commercial (HC)

Staff provided a brief review of this request, explaining that the applicant planned to use this location as a home office for a home care operation having employees provide home care to clients at their premises. There would be no clients or customers coming to the office. There would only be five employees working at this office, and about 110 working in the field. There were no issues. A motion was made by Commissioner Prieto to approve the business registration, seconded by Commissioner Houston, and approved by a vote of 3-0.

VI. PUBLIC COMMENTS - None

VII. PZHAC/STAFF COMMENTS - None

VIII. ADJOURNMENT – *The meeting was adjourned at 6:11 pm.*

NOTICE

If you need an accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us at 524-3262 at least 48 hours prior to the meeting.

Posted on 10/11/18 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.