

Town of Mesilla, New Mexico

PZHAC REGULAR MEETING MINUTES APRIL 2, 2018

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING **MONDAY**, APRIL 2, 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

III. CHANGES/APPROVAL OF THE AGENDA

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

A. *PZHAC MINUTES – Meeting minutes of March 19, 2018.

Approved as part of the Consent Agenda.

B. *BUILDING PERMITS

1. **Case 060703** – 2426 Calle de Guadalupe, submitted by Arthur H. Fountain; a request for a building permit to do minor plaster repair and touch up painting on the east side of a courtyard wall at this address. Zoned: Historical Commercial (HC).

Approved as part of the Consent Agenda.

2. **Case 060705** – 2860 Calle Quinta, submitted by Lionel C. Fietze; a request for a building permit to patch a small crack over a window on 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 - None

B. CASES:

Building Permits

3. **Case 060704** - 2551 Calle de Colon, submitted by Edna Bustamante; a request for a building permit to allow the installation of a wrought iron security door over the door to the dwelling at this address. Zoned: Historical Residential (HR)

Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 – 0.

4. **Case 060706** – 320 west University Avenue, submitted by Leila Gomez, a request for a building permit to construct a doorway on a metal on a residential property at this address. Zoned: Rural Farm (RF).

Staff provided a brief description of the request and explained that if the SUP for the church were to be approved, the door would have to meet CID and Fire Code requirements for a church door. There were no other issues. A motion was made by Commissioner Houston to approve the request with the condition that the door would meet CID and Fire Code requirements if the SUP for the Church is approved. This was seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

Business Permits

5. **Permit 0719** – 2290 Calle de Parian, submitted by Adrianna C. Merrick; a request for a business license to allow the applicant to operate a restaurant (“Café Don Felix”) at this address. Zoned: Historical Commercial (HC)
Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 – 0.
6. **Permit 0720** – submitted by Pedro Mendoza for “AnP Automotive”; a request for a business license to operate a mobile automobile repair operation as an itinerant vender, perming repairs on vehciles at various locations throughout Town.
Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Houston to approve the request with the condition that in order to limit liability to the Town, all work is to be done on private property, not public. This was seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.
7. **Permit 0722** – 2226 B Calle de Guadalupe, submitted by Norma Verduzco and Laura Le Blanc; a request for a business license to transfer the ownership of the retail business (“My Rich Sister’s Closet”) at this location. Zoned: Historical Commercial (HC).
Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 – 0.
8. **Permit 0723** – 1680 B Calle de Mercado, Ste A3, submitted by Vanessa Chavez; a request to operate a consulting operation (“Sweet Keys Management Services”) out of an office at this address. Zoned: General Commercial (C).
Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.
9. **Permit 0724** – 308 Capri Road, submitted by Bonnie Poloner; a request to operate a mail order retail operation (“Merlin’s Pantry”) out of a dwelling at this address. Zoned: Residential, one acre minimum (R-1)
Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 – 0.

Special Use Permit

A PUBLIC HEARING MUST BE HELD PRIOR TO ACTION ON THE FOLLOWING ITEM.

10. **SUP18-001** – Submitted by Leila Gomez, a request for a Special Use Permit to operate a small church in a 3600 square foot metal building adjacent to a dwelling at 320 W. University Ave. Zoned: Rural Farm (RF).
The regular meeting was closed and the Public Hearing was opened. Staff gave a brief description of the request, explaining that the church had been in operation for several months before Staff became aware of its existence and notified the applicant that a Special Use Permit was necessary for a church at this location. Staff also explained that, according to the applicant, the church (“Power of Praise Fellowship”) has 50 to 65 members that meet for services every Sunday for one service at 10:00 am, and Bible Study every Wednesday from 7:00 to 8:00 pm. Services and meetings are to be held in the 3600 square foot metal building on the property. The church will only use 2400 square feet of the structure for services. The remainder of the building will be used for other church activities. Outdoor lighting will comply with Chapter 18.50 of the Code for Outdoor Lighting.

The Code requires 24 parking spaces for the proposed use. Parking will consist of over 24 gravel spaces that will run alongside the driveways on the property. There will be two handicapped spaces on an existing concrete pad at the front of the metal structure. Another driveway to Stanford Street, with additional parking, can be added to accommodate future expansions, if needed. Traffic will enter the property from West University Avenue and will exit by Stanford Street.

Three people from the general public were present for the meeting. They were: Larry Ray , 524 North Park Road (City of Las Cruces); and Richard Lane and Kathleen DeBoy, both from 296 Capri Road. Their principle reason for being present was to hear what was being proposed. Their primary concerns were traffic, architectoral changes to the existing structures, and signs. There were no notified landowners at the meeting. Staff did not receive any written or e-mailed comment..

Issues brought up during the Public Hearing included:

- 1. There was a question as to whether the styles of the structures would be changed to accommodate the church. It was determined that since the church would use an existing metal building on the property, and since there were not going to be any changes to the outside of the structure, there would be no changes to the style or architecture of the buildings on the property resulting from the church.***
- 2. Whether there be a religious school on the property, and how will such a school affect traffic? According to the applicant, there will not be a religious school on the property, therefore there would be no traffic generated by such a use. Traffic would be limited to the one Sunday service and the Wednesday Bible study.***
- 3. Traffic. Traffic generated by the church would not exist directly onto West University Drive, but would leave the property via an exit onto Stanford Street. Traffic impacts to West University Avenue would be limited to traffic leaving West University Avenue to enter the church property for Sunday Services and the Bible Study, and would occur on only two days of the week (Sunday and Wednesday).***
- 4. Signage will be addressed when a sign permit is requested.***
- 5. Ho would any changes to the structures or property, or increases to size of church be addressed? These would require an amendment to the SUP and review by the PZHAC.***

The PZHAC determined that the current plans meet the Code. Commissioner Nevarez made a motion to approve the request with the following conditions. This was seconded by Commissioner Houston, and the PZHAC voted 3 – 0 to recommend APPROVAL of this request to the BOT with the following CONDITIONS:

- 1. The applicant needs to get approval from the New Mexico Department of Transportation (NMDOT) to use the entrance to the property from West University Avenue as access to the property for church usage.***
- 2. The applicant will need to obtain permits and inspections from Consumer Industries Division (CID) for any work done on the building used for the church.***
- 3. Any changes to the church structure or the property, or expansion of the occupancy load determined by the Mesilla Fire Department, will require an amendment to the SUP and review by the PZHAC.***

VI. PUBLIC COMMENTS - None

VII. PZHAC/STAFF COMMENTS - None

VIII. ADJOURNMENT – The meeting was adjourned at 7:13 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 3/29/18 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.