



**PZHAC WORK SESSION
AGENDA
MAY 21, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, **MONDAY, MAY 21, 2018 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

Item 1: Submitted by Luis H. Vigil; a request to discuss plans to construct an addition of a living room and a garage to a dwelling at 1365 Snow Road (Case 060728). Zoned: Rural Farm (RF)

The applicant was not present. Staff provided a brief introduction of the case, stating that the subject dwelling is located on about 1/3 of an acre of corner lot that is part of a five acre parcel containing a legal non-conforming casita. The parcel was cut off from the larger parcel by an EBID drain that was constructed in the 1980's or 90's. This lot is still part of the larger parcel.

Referring to photos and diagrams of the dwelling in the packet, staff also explained that the applicant had discussed his plans with staff at the time the application was submitted. Staff said that the applicant intended to build a living room in place of a patio on the west side of the dwelling. A garage will then be built to the south of this. The additions will be finished to match the style, texture, and color of the existing dwelling.

The only issue brought up was the fact that the proposed living room would replace an egress window from the master bedroom. Unless this window is replaced by another means of egress leading directly to the outside from the bedroom, the proposed construction would not meet the requirements of the building code.

There was no further discussion.

Item 2: Submitted by Justin Sevey for "Triple Blown"; a request to discuss plans for a glass blowing operation to be located at a dwelling located at 3331 Gandy Lane as a Home Occupation (Business Permit 0725). Zoned: Residential, one acre (R-1)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, referring to the fact that a decision on the case was postponed to enable the applicant to address questions as to the potential fire hazard that may be posed by the operation. The applicant gave a brief description of the proposed operation, including the fact that he would only be doing glass forming, not melting. He explained that glass melting requires temperatures over 2000 degrees Fahrenheit, while glass forming is substantially cooler. The work he intends to do just requires a gas torch, not a furnace. This will be done in a shed at the rear of the property. The applicant also stated that he has been working with the Mesilla fire department to ensure that the operation is safe.

There were no further issues with the proposal.

**PZHAC REGULAR MEETING
AGENDA
MAY 21, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING **MONDAY, MAY 21, 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

Commission Chairperson Hernandez was absent. All other commissioners were present. There was a quorum. Commissioner Lucero assumed the role of acting Chairperson.

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 Agenda. Commissioner Prieto made a motion to approve the Agenda, seconded by Commissioner Houston, and approved by a vote of 3 – 0.

A. *PZHAC MINUTES – Meeting minutes of May 9, 2018.

Approved as part of the Consent Agenda.

B. *ADMINISTRATIVE APPROVAL

Building Permits

1. **Case 060727** – 2523 Calle del Norte, submitted by Michele Rasch; a request for a building permit to allow the repair and repainting of stucco on a dwelling at this address. Zoned: Historic Residential (HR).

Approved as part of the Consent Agenda.

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Susan Krueger, resident:

Case 060728 – Stated that DAC maps for the parcel did not show the correct size of the parcel, it should be five acres.

B. CASES:

Building Permits

1. **Case 060728** – 1365 Snow Road, submitted by Luis H. Vigil; a request to for a building permit to allow the addition of a living room and a garage to a dwelling at this address. Zoned: Rural Farm (RF). (**Discussed during Work Session – Item 1**)

Staff stated that this request had been discussed during the Work Session and provided a brief description of the discussion. The only issue was the size of the existing window from the master bedroom the outside, and whether this was large enough to meet the Code for egress windows. A motion was made by Commissioner Houston to table the request in order to provide the applicant a chance to address this concern. This was seconded by Commissioner Prieto, and the case was postponed by a vote of 3 – 0.

Business Permits

2. **Permit 0725** – 3331 Gandy Lane, submitted by Justin Sevey for “Triple Blown”; a request for a business license to allow the applicant to operate a glass blowing operation as a Home Occupation at a dwelling at this address. Zoned: Residential, one acre (R-1). (**Discussed during Work Session – Item 2**)

Staff stated that this request had been discussed during the Work Session and provided a brief description of the discussion. There were no issues. A motion was made by Commissioner Prieto to approve the request with the condition that the use be approved by the Fire Chief, seconded by Commissioner Houston, and approved by a vote of 3 – 0.

3. **Permit 0706** – No address (Itinerant Vendor), submitted by Rodney Eaton (President) for “Zuni Electric Inc.”; a request for a business license to allow the applicant to install photo-electric panels on dwellings in the Town as a contractor (each dwelling will require a separate building license).

Staff provided a brief description of the request, explaining that business registrations were required for any company doing business in the Town. There were no issues. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 – 0.

VI. PUBLIC COMMENTS

Susan Krueger, resident:

Stated that some of her comments on cases have not been included in the minutes, including a suggestion about the parking at Thai Delight. (The case in question was withdrawn by the applicant for other reasons.)

Stated that work sessions complicate the meetings, and suggested that work sessions be held on off weeks that differ from the regular meeting weeks.

Claimed that she has been misrepresented in previous minutes.

VII. PZHAC/STAFF COMMENTS

None

VIII. ADJOURNMENT – *The meeting was adjourned at 6:20 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 5/17/18 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.