



**PZHAC WORK SESSION
AGENDA
APRIL 17, 2017**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, APRIL 17, 2017 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: 2920 Avenida de Mesilla, Suite A; submitted by Jerry Grandle for Spotted Dog Brewery; a request to discuss plans to move his brewing area to a part of a commercial building on the same property and across driveway from the existing operation. Zoned: General Commercial (C). **(15 min)**

Susan Grandle the applicant's wife, was present to discuss the request and answer any questions that might arise. Staff explained that the proposed work consisted of the applicant moving most of the brewing operation associated with the "Spotted Dog Brewery" into part of a nearby commercial structure that also houses Shorty's Convenience store. This would then free up the area currently used by the applicant on two days a week to brew beer. (This area is used as part of the applicant's serving area when he is not brewing beer.) Moving the brewing operation to the new location would enable the operation to be open to customers on all days.

No customers would be serve at the new brewing location. If the request is approved by the PZHAC, the applicant will then need to obtain approval from the State for expansion of the existing alcohol license before the proposal can be completed. There were no issues.

Item 2: Submitted by Staff, a request for a discussion of Yguado checklists to be included in with building permits for new dwellings and other structures to be constructed in the Historic Districts. **(15 min)**

Staff explained that the five check lists for the styles in the Yguado Plan (one for each of the styles) were attached, and provided a brief explanation of how they are used. Staff requested direction from the PZHAC in how to apply the check lists to applications. The PZHAC suggested that a copy of the check list for the style closest to the applicant's proposal be given to the applicant with the building permit request, and that the applicant should complete the check list. Staff would then include the check list in the packet with the write-up and application presented to the PZHAC.

**PZHAC REGULAR MEETING
AGENDA
APRIL 17, 2017**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, APRIL 17, 2017 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 Chair Hernandez and Commissioner Houston were absent. Commissioners Lucero, Nevarez, and Prieto were present. A quorum was present. Commissioner Lucero was acting chair.

III. CHANGES/APPROVAL OF THE AGENDA

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

- A. *PZHAC MINUTES – Acknowledgement that the March 20, 2017 meeting was postponed to March 29, 2017; the meeting minutes of March 29 and April 3, 2017.
Approved as part of the Consent Agenda.

B. *ADMINISTRATIVE APPROVALS:

1. **Case 060531** – 2409 Calle de Norte, submitted by Smith Roofing Inc. for Lily Estrada 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.
2. **Case 060532** – 104 Capri Road, submitted by Jonathon Pelletier; a request for a building permit to reroof a dwelling at this address. Zoned: Residential One Acre (R-1).
Approved as part of the Consent Agenda.
3. **Case 060533** – 2980 Bowman Street, submitted by Joy Crawford; a request for a building permit to reroof a dwelling at this address. Zoned: Residential One Acre (R-1).
Approved as part of the Consent Agenda.
4. **Case 060534** – 2930 La Mesilla Circle, submitted by Amy and William Abruzzi; a request for a building permit to allow the placement of rain gutters on a porch and part of a roof of a dwelling at this address. Zoned: Historical Residential (HR).
Approved as part of the Consent Agenda.
5. **Case 060535** – 2935 Estrada Drive, submitted by Solar City Corp. for Vince Savage and Dagmar Bausova; a request for a building permit to allow the installation of photo-voltaic panels on a dwelling at this address. Zoned: Rural Farm (RF).
Approved as part of the Consent Agenda.
6. **Case 060537** – 2747 Calle de Guadalupe, submitted by Debbie Lujan for Mary Lou Medina; a request for a building permit to allow the replacement of faded and warped lattice work around the patio of a dwelling at this address. Zoned: Historical Residential (HR).
Approved as part of the Consent Agenda.
7. **Case 060539** – 2410 Calle de San Albino, Submitted by Tom Hutchinson for “La Posta Restaurant”; a request for a building permit to allow the expansion of a utility closet in the restaurant at this address. Zoned: Historical Commercial (HC).
Approved as part of the Consent Agenda.

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES - None

B. CASES:

Building Permits

1. **Case 060536** – 1930 Calle Pacana, submitted by Chairez Rock Walls for Margarita Rodriguez; a request for a building permit to construct a five foot high rock wall around a residential property 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 Prieto, and approved by a vote of 3 – 0.
2. **Case 060538** – 2920 Avenida de Mesilla, submitted by Jerry Grandle for “Spotted Dog”, a request for a building permit to move his brewing area to a vacant part of a commercial building at this address. Zoned: General Commercial (C).
This case was discussed during the work session. Staff provided a brief overview of the case and the points brought up during the Work Session. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.

3. **Case 060540** – 3005 Snow Road, submitted by Lupe Garcia; a request for a building permit to allow the construction of a 6 foot high stucco wall to be built around a porch and driveway at the southwest corner of a property at this address. Zoned: Rural Farm (RF).
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 Prieto, and approved by a vote of 3 – 0.

Sign Permits

4. 1891 Avenida de Mesilla, submitted by Tom Hutchinson for “Hacienda de Mesilla”; a request for a sign permit to replace the existing signs on the structure at this address with new signs. Zoned: General Commercial (C).
Staff provided a brief description of the request, followed by Tom Hutchinson, the applicant, explaining that the request was to allow the existing signs on the structure to be replaced with new signs having roughly the same dimensions as the old signs. There were no issues. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

Business Permits

5. 2742 Calle Cuarta, submitted by Jessica Kane for “Injury Cow”; a request for a business license to allow the applicant to operate an internet loan business for personal injury clients out of a 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 Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

VI. PUBLIC COMMENTS

Susan Krueger (resident) stated the following:

1. *Referencing the “Guide to Building in Historic Districts”, she stated that its use will improve the historic processes used by the PZHAC, and further explain development zones. She also stated that each applicant should get a copy.*
2. *Stated that there will be a kick-off meeting for the Comprehensive Plan update on Tuesday at six pm., and that the PZHAC should be part of the Comprehensive Plan process.*
3. *Stated that she was happy that the Clayshultes have bought the Bombach Farm on Motel Boulevard.*

VII. PZHAC/STAFF COMMENTS

Commissioner Lucero expressed concern that David Borrunda was operating his auto repair operation on Calle del Oeste illegally, and questioned whether he could legally park vehicles across the street on Gilbert Madrid’s property. She requested that staff research how the auto repair operation was approved and respond to the PZHAC at the next meeting.

Staff presented the PZHAC with information about the proposed kick-off meeting for the Comprehensive Plan and invited everyone on the PZHAC to attend.

VIII. ADJOURNMENT

The meeting was adjourned at 6:38 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 4/13/17 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; Ristramnn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.