

Town of Mesilla, New Mexico

PZHAC WORK SESSION OCTOBER 5, 2015 MINUTES

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION ON MONDAY, OCTOBER 5, 2015 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA TO DISCUSS THE FOLLOWING:

1. Submitted by Armando Maldonado for San Albino Church, a request to discuss plans and requirements for the installation of a bulletin board outside the front of the church at the west side entrance. (A building permit for this project will be voted on in the Regular Meeting) Zoned: Historical Commercial (HC). **(15 min.)**
Mr. Maldonado was not present. Another parishioner who is also working on the bulletin board was present, but did not have all the information that was to be provided by Mr. Maldonado. A brief description of the project was presented explaining general dimensions of the bulletin board. Some details provided included the fact that the billboard would be made of wood and Plexiglas, and would be about eight feet tall (including legs) and four feet wide, and that it would be located near the west entrance to the sidewalk in front of the church, about four feet above the existing wrought iron.
2. Submitted by Saul Prieto for the Baptist Church, a request to discuss colors that are allowed at this location for painting the Church at 2912 Mesilla Circle. (A building permit for this project will be voted on in the Regular Meeting.) Zoned: Historic Residential (HR). **(15 min.)**
Mr. Prieto explained that the church had been repaired over the years with a variety of different colors which were generally similar to each other and the original color of the church. Since the color chosen to paint the entire church was similar to one of the darker existing patches, and is a color that is allowable by the Town, Mr. Prieto believed that the color would be permissible under the permit. The reason staff halted the project and brought it to the PZHAC for review was that a complaint was received by staff that the color altered the appearance of the structure from light to dark, and the permit stated that there would be "...no changes to the exterior appearance of the structure." Staff explained that the church is not a historic structure and does not appear in the Register of Historic buildings for the Town.
3. Submitted by Lou Ellen Kay for the Las Cruces Academy, a request to discuss an extension of the Special Use Permit (SUP) for the School, located at 1755 Avenida de Mesilla. (The PZHAC will vote on the extension of the SUP during the Regular Meeting.) Zoned General Commercial (C). **(15 min.)**
Ms. Kay explained that the school has been at this location for the last three years, and that there have been no problems or issues with the school in that time. Staff stated that there have not been any complaints or negative comments about the school brought to Staff's attention in the last two years, and that there are no records of any problems with the school prior to that. Additionally, the school has not created any restrictions for businesses in the area with respect to liquor licenses or other business activities.
4. Submitted by Yolanda Lucero, a request to discuss plans for work to be done on the exterior of a residential structure located at 2392 Calle de Parian. Further information and details will be provided by Ms. Lucero at the work session. (A building permit for this project will be voted on in the Regular Meeting.) Zoned: Historic Residential (HR). **(15 min.)**
Ms. Lucero, who is also one of the PZHAC Commissioners, explained the need for an awning over the rear door and window of her property in order to provide protection from water run-off resulting from rain. Currently, rainwater running off the roof is damaging the doors of the dwelling. Ms. Lucero also explained that the proposed style and color of the awning were chosen to match the existing style of the dwelling and duplex on the property, but that the colors chosen did not match the red or gray roofing colors allowed by the Code. Commissioner McLeod stated that the desired colors were not allowed by the Code, and that an interpretation of the Code by the PZHAC would be needed to allow the chosen colors. There was a question as to whether the PZHAC could make such a determination.

**PZHAC MEETING
OCTOBER 5, 2015
MINUTES**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, OCTOBER 5, 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

Commission Chair Hernandez and Commissioner Prieto were absent. Commissioner Lucero took over as acting chair. There was a quorum.

3. CHANGES TO THE AGENDA

Staff recommended moving the decision on temporary banners for Tres Manos to the beginning of the meeting and remove Case # 012436 from the agenda, since a quorum would not be present to hear this case after Commissioner Lucero recused herself from the case. A motion to approve the changes was made by Commissioner Apodaca, seconded by Commissioner McLeod, and approved 3 – 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.*

A motion to approve the Consent Agenda was made by Commissioner Apodaca, seconded by Commissioner McLeod, and approved 3 – 0.

***PZHAC MINUTES:**

Regular Meeting Minutes of September 21, 2015

Approved as part of the Consent Agenda.

***ADMINISTRATIVE APPROVALS:**

Building Permit Requests:

- a. Case 012424 – 2320 Calle de Santiago, submitted by Eric Liefeld for Martha Leifeld; a request for a building permit to allow repair and plastering of an adobe parapet wall, repair of a porch and porch deck, and the repainting of existing trim as necessary on an existing dwelling at this address. Zoned: Historical Residential (HR).
Approved as part of the Consent Agenda.
- b. Case 012431 – 2501 Calle del Norte, submitted by Neri Friez; a request for a building permit to allow the replacement of three wooden columns supporting a porch on a dwelling at this address. The new columns will be very similar in appearance, including color, to the old columns. Zoned: Historical Residential (HR).
Approved as part of the Consent Agenda.
- c. Case 012432 – 3011 Mesilla Verde Terrace, submitted by Francisco Estrada for Steve Hernandez; a request for a building permit to allow construction of a four foot high rock wall along two sides of a property at this address. Zoned: Rural Farm (RF).
Approved as part of the Consent Agenda.
- d. Case 012434 – 1983 Calle de Santa Ana, submitted by Joe Franco for Pena Rentals, LLC; a request for a building permit to allow the replacing and repainting of about 15 feet of fascia and soffit boards on a dwelling at this address. There will be no changes to the color or appearance of the structure. Zoned: Historical Residential (HR).
Approved as part of the Consent Agenda.
- e. Case 012435 – 2392 Calle de Parian, submitted by Yolanda Lucero; a request to repair the bottoms of several exterior doors at a dwelling at this location. There will be no changes to the color or appearance of the doors or structure. Zoned: Historical Residential (HR).
Approved as part of the Consent Agenda.

**5. PZHAC NEW BUSINESS:
PUBLIC INPUT ON CASES:**

SUP Extension:

- f. Case 012064 - Submitted by Lou Ellen Kay for the Las Cruces Academy, a request for an extension of the Special Use Permit for the School, located at 1755 Avenida de Mercado. Zoned General Commercial (C). *Information about the SUP was heard during the work session. Commissioner McLeod made a motion to approve the extension with the condition that approval be for three years, with further extensions to be determined by the PZHAC. This was seconded by Commissioner Apodaca, and approved by a vote of 3-0.*

Building Permit Requests:

- g. Case 012430 - 2912 Mesilla Circle, submitted by Saul Prieto; a request for a building permit to allow the Baptist Church at this address to be repainted a darker color. Zoned: Historical Residential (HR) *Information about the case was presented during the work session. A motion to approve the request was made by Commissioner Apodaca, seconded by Commissioner McLeod, and approved by a vote of 3-0.*
- h. Case 012433 – 2882 Ermindia Court, submitted by Cheryl Winstead; a request for a building permit to allow a four foot rock wall at the rear of the dwelling at this address to be increased to six feet in height. Zoned: Historical Residential (HR). *A brief description of the request was presented by Staff. There were no issues or questions. A motion to approve the request was made by Commissioner McLeod, seconded by Commissioner Apodaca, and approved by a vote of 3-0.*
- i. Case 012435 – 2100 Calle de Principal, submitted by Armando Maldonado for San Albino Church, a request for a building permit to install a bulletin board outside the front of the church at the west side entrance. Zoned: Historical Commercial (HC). *A motion to postpone this case until the engineer for the project could be present was by Commissioner McLeod, seconded by Commissioner Apodaca, and approved by a vote o 3-0..*
- j. Case 012436 - 2392 Calle de Parian, submitted by Yolanda Lucero; a request to construct a wood awning over a rear door of the dwelling at this address. Zoned: Historical Residential (HR). *Postponed until the next PZHAC meeting.*

Sign Requests:

- k. 191 Calle de Parian, submitted by Teresa Guerra of Tres Mano; a request to allow a banner to be placed on each frontage of the structure at this location to provide notification of an upcoming event. Zoned: Historical Commercial (HC) *This case was heard at the beginning of the meeting. Commissioner McLeod made a motion to approve the request for banners for events in November and December, seconded by Commissioner Apodaca, and approved by a vote of 3-0.*

6. PUBLIC COMMENTS *None*

7. PZHAC/STAFF COMMENTS *None*

8. ADJOURNMENT OF THE PZHAC MEETING The meeting was adjourned at 6:30 pm.