



**PZHAC WORK SESSION
MINUTES
NOVEMBER 2, 2015**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION ON MONDAY, NOVEMBER 2, 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 Solar City, Inc. City for Hallie and Virgil Lee Shelton of 2921 Calle de Guadalupe (Case 012414); a request to discuss the requirements for the installation of photovoltaic panels on a dwelling zoned Historic Residential (HR). **(15 min.)**

Eric Chambers, representative for Solar City, Inc., provided a brief description of the proposed installation. The main issues were that the historic zoning of the property requires that all work on the dwelling that will be visible from the street requires review and approval by the PZHAC, neither the structure nor the work to be done are beneficial to the historic nature of the area, and the fact that the proposed work is not in character with the architecture of the area to the north, which is also historically zoned.

2. Submitted by Certified Maintenance and Construction for Round Table Childrens Academy, a request to discuss plans for modifications to an existing restaurant structure at 1750 Calle de Mercado to enable a day care center and school to operate at this location. **(15 min.)**

There were no representatives present for the applicant, so the discussion was not heard.

3. Submitted by Jose Tarin of 2571 Calle de Parian (Case 012450), a request to discuss plans for the installation of brick and rock landscaping in front of a 6 foot high stonewall at this address.(A building permit for this request will be voted on in the Regular Meeting.) Zoned: Historical Residential (HR). **(15 min.)**

Mr. Tarin provided a brief explanation of the proposed work. There were no issues.

4. Submitted by Jose Salazar, a request to discuss plans a request to operate a carpet cleaning business as a home occupation at 320 W. University Ave. (A business license for this request will be voted on in the Regular Meeting.) Zoned: Rural Farm (RF). **(15 min.)**

Mr. Salazar explained what the request was for. The main issue with the request was that the business would be more commercial than a home occupation would allow, even though the previous occupant of the property had a commercial operation that was based in the detached metal building that was on the property. Several members of the PZHAC believed that a special use permit would be more appropriate for the use.

**PZHAC MEETING
MINUTES
NOVEMBER 2, 2015**

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

Commissioners Lucero and Hernandez (Chair) were absent. A quorum was present. Commissioner Prieto was acting chair.

3. CHANGES TO THE AGENDA

A motion was made by Commissioner Apodaca and seconded by Commissioner McLeod to remove Case 012446 from the agenda. The motion was approved by a vote of 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.*

Commissioner Apodaca made a motion to approve the Consent Agenda, seconded by Commissioner McLeod, and approved by a vote of 3-0.

***PZHAC MINUTES:**

PZHAC Meeting Minutes of October 19, 2015
(Approved as part of the Consent Agenda.)

***ADMINISTRATIVE APPROVALS:**

Building Permit Requests:

- a. Case 012447– 2290 Calle de Parian, submitted by Felix Armijo for Emilia’s on the Plaza; a request for a building permit to allow the replacement and repainting of three damaged rafters on the outdoor patio at this location. Zoned: Historic Commercial (HC).
(Approved as part of the Consent Agenda.)
- b. Case 012448– 3463 Calle del Norte, submitted by Sunspot Solar Energy, Inc. for Jennifer Lichtenfels; a request for a building permit to allow the installation of a roof-mounted solar photovoltaic system on a dwelling at this address. Zoned: Rural Agricultural (RA).
(Approved as part of the Consent Agenda.)
- c. Case 012449–3062 Los Arenales Street, submitted by Positive Energy, Inc. for Aurelia Rodriguez and Margarita Fraga; a request for a building permit to allow the installation of a roof-mounted solar photovoltaic system on a dwelling at this address. Zoned: Rural Agricultural (RA).
(Approved as part of the Consent Agenda.)

5. PZHAC NEW BUSINESS:

PUBLIC INPUT ON CASES:

Building Permit Requests:

- d. Case 012414- 2921 Calle de Guadalupe, submitted by Solar City for Hallie and Virgil Lee Shelton; a request for a building permit to allow photovoltaic solar panels to be installed on a dwelling at this address. Zoned: Historical Residential (HR) **(Discussed during work session.)**
Commissioner Apodaca made a move to approve the case. The motion failed for lack of a second.

- e. Case 012446 - 1750 Calle de Mercado, submitted by Certified Maintenance and Construction for Round Table Childrens Academy, a request for a building permit to allow modifications to be done at an existing restaurant structure at this location to enable a day care center and school to operate in the structure. Zoned: General Commercial (C). **(Discussed during work session.)**
Removed from the agenda due to the fact the applicant was not present..

- f. Case 012450- Submitted by Jose Tarin of 2571 Calle de Parian, a request for a building permit to allow the installation of brick and rock landscaping in front of a 6 foot high stonewall at this address. Zoned: Historical Residential (HR). **(Discussed during work session.)**
Commissioner McLeod made a motion to approve the case, seconded by Commissioner Apodaca, and approved by a vote of 3-0.

Business License Requests:

- g. Submitted by Jerry Grandle for “Spotted Dog Brewery”, a request to extend permission to use a trailer as an ancillary kitchen for food operations while a kitchen is being completed at 2900 Avenida de Mesilla. Zoned: General Commercial (C).
Commissioner Apodaca made a motion to approve the request for a period of four months, seconded by Commissioner McLeod, and approved by a vote of 3-0.

- h. Submitted by Jose Salazarof “A Striking Image Carpet Cleaning”, a request for a business license to operate a carpet cleaning business as a home occupation at 320 W. University Ave. Zoned: Rural Farm (RF).**(Discussed during work session.)**
Commissioner Apodaca made a motion to approve the business license conditioned on the applicant obtaining a Special Use Permit for the proposed use, seconded by Commissioner McLeod, 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 6:35 pm.*