



Town of Mesilla, New Mexico

PZHAC WORK SESSION MINUTES DECEMBER 21, 2015

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION ON MONDAY, DECEMBER 21, 2015 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA TO DISCUSS THE FOLLOWING:

Chairman Hernandez raised concern that some of the packets were incomplete and that it appeared that only one side of each page had been printed. Staff ran off complete copies during the work session for distribution to the PZHAC.

1. Submitted by Cali Szczawinski for Meson de Mesilla, a request to discuss plans for a change to the signs that are currently on the Hotel at 1891 Avenida de Mesilla. Zoned: Historical Commercial (HC). **(15 min.)**
The applicant explained that she is in the process of changing the focus of the business and is trying to change the character of the operation, which is the reason for the proposed changes to the existing signage on the structure. She also explained that she is in the process of obtaining a zone change for the property from Historical Commercial (HC) to General Commercial (C) in order to make the zoning consistent with the zoning on the surrounding properties.
Of the two signs to be permitted, one is about fifteen square feet in size and meets the size requirements of either zone, while the other is about nineteen square feet in size and is permissible only in the Commercial (C) zone, which has not been approved for this property yet.
2. Submitted by Velia Chavez, a request to discuss a change to plans to construct awnings over the front entrances of the businesses located at 1937 Calle de Parian and 2411 Calle de San Albino (Rustic Olive and Mesilla Mercantile). (Permit 012459). Zoned: Historical Commercial (HC). **(15 min.)**
The applicant was not present for the work session, so this item was not heard.
3. Submitted by Davie and Kelly Salas, a request to discuss final plans for the development of two parcels having a total of 0.55 acres at 2415 and 2417 Calle de Parian. Zoned: Historical Residential (HR). **(15 min.)**
The applicant gave a brief summary of the cases, including the provision of a set of elevations for the dwellings to be built. Staff explained that the PZHAC had previously approved the permits for three of the dwellings to be built, with the condition that final elevations of the structures be reviewed and approved by the PZHAC. The PZHAC also had approved a permit to demolish an existing storage structure on 2419 Calle de Parian, and a permit to remodel an existing structure on 2415 Calle de Parian.
The applicant also explained that due to shortcomings in the actual construction of the existing dwelling, he had determined that it would take too much work and expense to repair it, and that he would like to demolish it instead. This was a change to the plans originally submitted to staff. A contractor that accompanied the applicant provided a verbal list of problems with the structure, including the fact that he could not find a foundation under the structure, and that, in his opinion, the structure was unsound.
4. Submitted by Edward Dematteo, a request to discuss a summary subdivision of a 10 acre property near the Rio Grande west of Snow Road, near the Town's southern boundary with Dona Ana County. Zoned: Rural Farm (RF). **(15 min.)**
The applicant explained that the property was part of an inheritance left to him and his siblings by his father, Genaro Dematteo, and that he was the executor of the will. The purpose of the subdivision was to satisfy a court order that the property be split in order to sell part of the property to pay the other heirs their share of the inheritance.
Issues raised were the fact that none of the other heirs were present, and that no signs were posted on the property. There were also questions as to the requirements of a summary subdivision.

**PZHAC MEETING
MINUTES (DRAFT)
DECEMBER 21, 2015**

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

Commissioner Prieto was absent. A quorum was present.

3. CHANGES/ACCEPTANCE OF THE AGENDA

Due to the applicant not being present for discussion of her case, Item 5.b.1 (Case 012459) was removed from the agenda, and the remainder of the agenda was accepted 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.*

Due to the lack of information resulting from the missing pages in the packet, Items 4.d (Case 012464) and 4.e (Case 012465), as well as the Minutes of December 15, 2015; were removed from the consent agenda to be placed on the January 4, 2016 Consent Agenda; and the Consent Agenda was accepted by a vote of 3 – 0.

***PZHACMINUTES:**

PZHAC Meeting Minutes of December 7 and December 15, 2015

The Minutes of the December 15, 2015 meeting were removed from the Consent Agenda, to be placed on the January 4, 2016 PZHAC Consent Agenda.

***ADMINISTRATIVE APPROVALS:**

Building Permit Requests:

- a. Case 012461– 2890 Avenida de Mesilla, submitted by Joe L. Franco, a request for a building permit to reroof a dwelling at this address. Zoned: Historical Residential (HR).
Approved as part of the Consent Agenda.
- b. Case 012462 – 2171 Calle de Los Huertos, submitted by Pat Taylor; a request for a building permit to allow the removal and replacement of damaged vigas in a bedroom. Zoned: Historical Residential (HR).
Approved as part of the Consent Agenda.
- c. Case 012463 – 2990 Avenida de Mesilla, submitted by Edward Gibson; a request for a building permit to reroof a dwelling at this address. Zoned: Residential Agricultural (RA).
Approved as part of the Consent Agenda
- d. Case 012464 – 2280 and 2290 Calle Principal, submitted by Pat Taylor for San Albino Basilica, a request for a building permit to repairs to the stucco for structures at these addresses. Zoned: Historical Commercial
Removed, to be placed on the January 4, 2016 PZHAC Consent Agenda.
- e. Case 012465- 3566 Calledel Norte, submitted by Nelson Clayshulte; a request for a building permit to allow the construction of a pipe fence around farmland at this address. Zoned: Rural Farm (RA).
Removed, to be placed on the January 4, 2016 PZHAC Consent Agenda.
- f. Case 012466 – 2590 Calle de Colon, submitted by Bertha Gallegos; a request for a building permit to reroof a dwelling at this address. Zoned: Historical Residential (HR).
Approved as part of the Consent Agenda
- g. Case 012468 - 1875 Boutz Road, submitted by Better Future Facilities, Inc., for the Gadsden Museum; a request for a building permit to allow the replacement of window frames along the front of the museum at this address. (Zoned Historical Commercial (HC)).
Approved as part of the Consent Agenda
- h. Case 012469 – 2200 W. Union Ave., a request by Quinones Design/Build; a request for a building permit to allow alterations to a kitchen in a dwelling at this address. Zoned Rural Agricultural (RA)
Approved as part of the Consent Agenda

5. PZHAC NEW BUSINESS:

a. PUBLIC INPUT ON CASES

Susan Krueger stated that a map of the proposed subdivision was not available at the property.

b. CASES:

Building Permits

1. 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)
Eric Chambers, of Solar City, was present to discuss the case. Staff gave a brief presentation of the case, including the fact that this case had been heard previously by the PZAHC and denied because the location of the solar panels on the west facing roof of the dwelling caused them to be visible from most of the surrounding properties that were zoned Historical Residential. Mr. Chambers explained that the proposal had been redesigned to place the panels on the east facing roof where they would be substantially less visible from the Historic Residential zone. He also explained that this was a suggestion that was brought up at the earlier meeting with the PZHAC. There was no further discussion, and a motion to approve the case was made by Commissioner Apodaca, seconded by Commissioner McLeod, and approved by a vote of 3 – 0.
2. Case 012459 – 1937 Calle de Parian and 2411 Calle de San Albino, submitted by Velia Chavez for two structures at these addresses (Rustic Olive and Mesilla Mercantile); a request for a revision to the building permit to allow a change to the allowed coverings of awnings over the front entrance of each building. Zoned: Historical Commercial (HC). **(Discussed during work session.)**
This case was removed from the agenda.
3. Cases 012408 (demolition permit), 012409 and 012410 (building permits) for 2419 Calle de Parian, and Cases 012426 (renovation permit) and 012427 (building permit) for 2417 Calle de Parian; submitted by Davie and Kelly Salas, a request for approval of final plans for the development of these two parcels. Zoned: Historical Residential (HR). **(Discussed during work session.)**
The PZHAC discussed each case separately, and made a separate decision for each case. The cases were dealt with as follows:
Case 012408 – a demolition permit for the storage structure – A motion was made by Commissioner McLeod to approve the permit with a condition that the applicant provide a statement in writing that the structure was not historical, seconded by Commissioner Apodaca, and approved by a vote of 3 – 0.
Case 012409 – a building permit for a residence on 2419 Calle de Parian – A motion was made by Commissioner Apodaca to approve the permit, seconded by Commissioner McLeod, and approved by a vote of 3 – 0.
Case 012410 – a building permit for a residence on 2419 Calle de Parian – A motion was made by Commissioner Apodaca to approve the permit, seconded by Commissioner McLeod, and approved by a vote of 3 – 0.
Case 12426 – a permit to renovate the existing structure on 2415 Calle de Parian – Due to the fact that the applicant now would like to demolish this structure rather than renovate it, a demolition permit will be required. A motion was made by Commissioner Lucero to approve the permit, seconded by Commissioner McLeod, and the motion failed by a vote of 0 -3, therefore the permit was not approved.
Case 012427 – a building permit for a residence on 2415 Calle de Parian – A motion was made by Commissioner Apodaca to approve the permit, seconded by Commissioner McLeod, and approved by a vote of 3 – 0.
4. Case 012470– 2780 CalleCuarte, submitted by Jose Torres; a request for a building permit to reroof a dwelling at this address. The new shingles will be a different color than the original shingles. Zoned: Historical Residential (HR).
Staff gave a brief presentation about the request. The PZHAC reviewed the photograph of the type of shingles requested to be allowed. There were no issues or questions. A motion to approve the case was made by Commissioner Apodaca, seconded by Commissioner McLeod, and approved by a vote of 3 – 0.
5. Case 012473 – 2255 Calle de Parian, submitted by Mayfair Development; a request for a building permit to allow the front wall around a patio to be repaired and extended to four feet in height, with the replacement of two missing gates. Zoned: Historical Residential (HR).
Staff provided a brief presentation of the case. There were no issues. A motion to approve the case was made by Commissioner McLeod, seconded by Commissioner Apodaca, and approved by a vote of 3 – 0.

Sign Permit

6. **Case 012472** - 1891 Avenida de Mesilla, submitted by Cali Szczawinski for Meson de Mesilla, a request for a permit to change the signs that are currently on the front of the hotel. Zoned: Historical Commercial (HC). **(Discussed during work session.)**

Since a zone change to General Commercial for this property has not yet been heard by the PZHAC, there was concern that approval of a sign that would be allowed in the General Commercial zone, but not in the existing zoning of Historical Commercial would be premature. As a result, Commissioner McLeod made a motion to postpone a decision on the request pending the outcome of the requested zone change. This was seconded by Commissioner Lucero, and approved by a vote of 3 – 0.

Summary Subdivision

1. **Case 012467** – West of Snow Road, east of Rio Grande, near the boundary with Dona Ana County (no official address at this time), submitted by Edward Dematteo; a request for a summary subdivision of a ten acre parcel at this location into two five acre parcels. Zoned: Rural Farm (RF).

(Discussed during work session.)

Concern was expressed by Commissioner Apodaca that other heirs who should be involved with the subdivision were either not aware of the subdivision or were not present. There was some discussion as to what was allowed by a summary subdivision, and whether the subdivision was actually required by the Court Order. There was also concern that signs were not posted on the property, as required by the Code for Summary Subdivisions.

A motion was made by Commissioner Apodaca to postpone the case with the conditions that signs be posted on the property; the applicant shall provide the PZHAC with a copy of the Court Order; and staff shall provide the PZHAC with a copy of the state statutes pertaining to Summary Subdivisions. The motion was seconded by Commissioner McLeod, and approved by a vote of 3 – 0.

6. PUBLIC COMMENTS

Susan Krueger complained that applicants should not be allowed to bring new material to a work session, and that it appears that the PZHAC is using the work sessions to make preliminary decisions on each discussion item. She further stated the purpose of the work session needs more clarification from the Commission, and that the Commission should not say anything during a work session. She also said that items discussed during a work session should not be considered as decision items in the Regular Meeting.

7. PZHAC/STAFF COMMENTS

Commissioner Apodaca stated that he understood that work sessions were supposed to be informal, and that their purpose was to allow free discussions with applicants.

8. ADJOURNMENT OF THE PZHAC MEETING

The meeting was adjourned at 7:28 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 12/17/15 at the following locations: Town Clerk's Office 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.