



**MINUTES
MARCH 16, 2015
PZHAC WORK SHOP**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION ON MONDAY, MARCH 16, 2015 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA

1. **Case 2015-0578** – A business registration for a mobile food truck The Greenhaus, LLC. By Ana Ordaz.

The applicant was not present for the Work Session. Discussion by the PZHAC was limited to the impacts the use would have on the Town, and the methods to be used to mitigate these impacts. The concept of a moratorium was discussed in order allow time to determine how to handle the possible impacts that could result from approval, as well as enforceability of any ordinance put in place.

**MINUTES
MARCH 16, 2015
PZHAC MEETING**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, MARCH 16, 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; Commissioner's Hernandez (Chair), Lucero, McLeod and Apodaca were present. A quorum was present.

3. **CHANGES TO THE AGENDA**

Staff requested that Items c, d, and f (all requests for "Chala's" by Fransico Torres) be removed from the agenda by the applicant. These items were removed by the PZHAC.

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.*

Motion to approve made by Commissioner Lucero, seconded by Commissioner McLeod, and approved by the PZHAC by a vote of 4-0.

***PZHAC MINUTES:**

Regular Meeting Minutes of March 2, 2015

Work Session Minutes of March 12, 2015

[Approved by consent agenda.]

5. **PZHAC OLD BUSINESS:**

- a. **Case 2015-0578** – A business registration for a mobile food truck The Greenhaus, LLC. By Ana Ordaz.

The applicant was not present. Discussion was brief and consisted of the options available to the PZHAC (Approve as requested, approve with the same conditions applied to the trailer at "Spotted Dog", or deny the application pending a decision on

the conditions that may result from the proposed moratorium on mobile vendors.) A motion was made to approve the request by Commissioner Lucero, seconded by Commissioner McLeod. The motion received a vote of 0 – 4 and failed, thereby denying the application at this time. The rationale by the PZHAC was that the application could be reheard pending the outcome of the moratorium.

6. PZHAC NEW BUSINESS:

Resolutions:

- a. **Resolution 2015-01:** A resolution by the Planning, Zoning and Historical Appropriateness Commission recommending action to the Board of Trustees on a 120-day moratorium for temporary mobile vendors including mobile food vendors, pottery vendors, etc...

The wording of the proposed moratorium was changed slightly as a result of public input. The moratorium to be presented to the BOT for approval reads: "A RESOLUTION BY THE BOARD OF TRUSTEES AUTHORIZING A 120-DAY MORATORIUM FOR TEMPORARY MOBILE VENDORS INCLUDING, BUT NOT LIMITED TO MOBILE FOOD VENDORS, POTTERY VENDORS, AND OTHER TEMPORARY VENDOR HAVING SIMILAR IMPACTS TO THE TOWN." Motion to approve made by Commissioner Lucero, seconded by Commissioner McLeod, and approved by the PZHAC by a vote of 4-0.

Sign Permit Requests:

- b. **Case 012354** – A sign permit for Lormar Pecans submitted by Roberto Garcia to be placed 2245 Calle de Colon. Historical Residential (HR).

A brief presentation by Staff included the fact that the original application was a request for an off-premise sign to be located on a property, owned by the applicant, on Calle de Principal. Staff explained to the applicant that the requested sign would not be in accordance with the Town Code, and that a home occupation and associated sign would be more appropriate at the applicant's residence at 2245 Calle de Colon. Because this is the address the pecans are to be sold from, both the Town's "Home Occupation" law and the State's "Right-to-Farm Act" can be applied to the property, resulting in the modified request being legal. Motion to approve made by Commissioner Lucero, seconded by Commissioner McLeod, and approved by the PZHAC by a vote of 4-0.

- c. **Case 012357** – A sign permit for "Chala's" by Francisco Torres at 2790 Avenida de Mesilla. Historical Residential (HR).

Removed from the agenda by the PZHAC at the request of the applicant.

- d. **Case 012358** – A temporary sign permit for "Chala's" by Francisco Torres at 2790 Avenida de Mesilla. Historical Residential (HR).

Removed from the agenda by the PZHAC at the request of the applicant.

Building Permit Requests:

- e. **Case 012355** – A building permit for Dave Hooker, 2590 Avenida de Mesilla, to add a glass façade in front of the old car wash to include re-stuccoing and brick work. Commercial (C)

A brief presentation of the request was made by Staff, followed by a presentation of the proposal by the applicant (Mr. Dave Hooker). According to the applicant, the proposal consists of removing an existing car wash from the location and replacing it with a commercial establishment that would meet the requirements of the Code. The purpose of the building permit is to close off the existing garage doors with a new façade to include walls, windows, and pedestrian doors. Motion to approve made by Commissioner Lucero, seconded by Commissioner Apodaca, and approved by the PZHAC by a vote of 4-0.

- f. **Case 012356** – A building permit application for "Chala's" by Francisco Torres at 2790 Avenida de Mesilla. Historical Residential (HR).

Removed from the agenda by the PZHAC at the request of the applicant.

- g. **Case 012359** – A building permit for Mark Woolf by Baca Construction, LLC. At 2200 Happy Valley Lane adding additional square footage to permit 012344. Rural Farm (RF).
A brief presentation of the case was made by Staff, including the fact that approval would not result in any negative impacts to the Town or surrounding properties, and would be in compliance with the Town Code for the property. Motion to approve made by Commissioner Lucero, seconded by Commissioner McLeod, and approved by the PZHAC by a vote of 4-0.
- h. **Case 012360** – A building permit for Andale’s Restaurant by Eddie Binns at 1950 Calle del Norte for the placement of glass by the patio area. Historical Commercial (HC).
A brief presentation of the request was made by Staff, followed by a presentation of the proposal by the applicant (Mr. Eddie Binns). According to the applicant, the proposal consists of removing existing open wooden trellises from the front portion of Andale’s restaurant at this address an existing car wash form the location and replacing it with a commercial establishment that would meet the requirements of the Code. The purpose of the building permit is to close off the existing garage doors with a new façade to include walls, windows, and pedestrian doors. Motion to approve made by Commissioner Lucero, seconded by Commissioner Apodaca, and approved by the PZHAC by a vote of 4-0.

Business Registration Requests:

- i. **Case 2015-0581** –A business registration for Vigil & Associates Architectural Group, PC, at 1730 Tierra de Mesilla. Commercial (C)
A brief presentation of the request was made by Staff, including the fact that the proposed business will take place in an established office building at this location and that the proposal is consistent with the Town Code for this location. Motion to approve made by Commissioner Lucero, seconded by Commissioner Apodaca, and approved by the PZHAC by a vote of 4-0.
- j. **Case 2015-0582** – A home occupation business registration for Lormar Pecans submitted by Roberto Garcia to be located at 2245 Calle de Colon. Historical Residential (HR).
A brief presentation by Staff included the fact that the original application was for a regular business permit to sell pecans at this address. Staff explained to the applicant that the requested permit would not be allowed in the Historical Residential Zone in which the property is located, and that a home occupation would be more appropriate at this location. Because this address is also the applicant’s residence, both the Town’s “Home Occupation” law and the State’s “Right-to-Farm Act” can be applied to the property, resulting in the modified request being legal. Motion to approve made by Commissioner Lucero, seconded by Commissioner Apodaca, and approved by the PZHAC by a vote of 4-0.

Demolition Requests:

- k. **Case 012361** – A demolition permit for LX Farms, LLC by Ms. Jamie Lopez and Heather Drumm at 3573 Calle del Norte. Rural Farm (RF).
A brief presentation by Staff included the fact that the applicant has stated that the house “...had become uninhabitable...” and renovation was prohibitive. The house could not be sold because of the minimum 5 acre zoning of the property, therefore the applicant intended to demolish the house and use the property for farming. Motion to approve made by Commissioner Lucero, seconded by Commissioner Apodaca, and approved by the PZHAC by a vote of 4-0.

7. PUBLIC COMMENTS

Susan Krueger referenced the PZHAC Resolution that was discussed earlier and stated that the wording of the Resolution as originally read by the PZHAC was incorrect and should be worded differently. Staff suggested changing the wording accordingly, and this was agreed to by the PZHAC.

Eddie Binns expressed a concern with signage issues in the Commercial area along the Avenida de Mesilla at the north end of town, and requested a future work shop with the PZHAC in order to address these concerns. He also suggested a possible work session to

address the provision of a housing area in the Town to provide housing opportunities for shop workers in Mesilla.

8. PZHAC/ STAFF COMMENTS

Commissioner Apodaca referenced the request by Mr. Binns for a PZHAC work session to discuss sign issues; a request by Circle-7 development for a new Mercado sign; and a meeting between the Mayor and Mr. Hutchison of La Posta in which signage was discussed to point out that the PZHAC needs to address the signage issue along Avenida de Mesilla.

9. ADJOURNMENT

Motion to adjourn the meeting was made by Commissioner Lucero, seconded by Commissioner McLeod, and approved by the PZHAC by a vote of 4-0.