

Minutes:

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION WILL HOLD A WORK SESSION ON MONDAY JULY 16, 2012 AT 3:45 P.M. IN THE CONFERENCE ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

1. Discussion of Case 012064, 1755 Avenida de Mercado, Vince Gutschick, Special Use permit for Las Cruces Academy. Zone: C. The PZHAC met with the applicants from the Las Cruces Academy. They discussed their previous concerns. The applicants explained that the largest they expect the school to be in the next 3 years will be up to 70 students. They stated the “plan B” for their school would be to keep the school at the downtown mall, but that alternative is not a favorable one due to the construction and location. Staff mentioned that the comprehensive plan does in fact mention that the town has limited commercial zoning and that GRTs are important to the town’s economy but the subject of schools is not addressed at all in the plan. Staff also pointed out that the zoning regulations does allow for special use permits to be approved with a time limit. She stated that the applicants indicated that they would be fine with a 3-year special use permit. Staff stated that a 3 year permit would allow the building to be occupied during this time when so many retail/commercial spaces are for lease/vacant, it will be a chance for the Academy and for the Town to assess how the growth of the school will be in the 3 year time, and if there are any adverse affects, the special use permit could just not be renewed.
2. Discussion of Case 012065, 3116 Avenida de Mesilla, Norman Fristoe, Special Use permit for a bed and breakfast. Zone: RA. Mr. Fristoe showed the commission his latest plans for the bed and breakfast. The PZHAC felt the plans looked really good. They told Mr. Fristoe his next step will be the special use permit application and process and they will wait to see the case on a future agenda.
3. Case 012067, 2701 Calle de Oeste, Father Gabriel Rochelle, building permit to paint art on exterior walls. Zone: HR. The applicant, Mrs. Steinhaus (wife of Father Rochelle), along with Priscilla Sandoval, came in to ask the commission once again for permission to paint the mural on the side wall of the house and the flowers on the front of the stucco wall fence in front. The planning commission stated that while the mural looked really nice, the ordinance just does not give them the latitude to allow it. They encouraged the applicant to appeal their decision and ask the BOT, if they wish. Staff asked if they painted the mural on a board, and leaned it against the house, would it be necessary to have permission from the town for that. The PZHAC stated no, that would be art and they could do that.
4. Case 012077, 2639 Calle Primera, Albert Borunda, building permit for a wall fence and a storage shed. Zone: HR. Albert was present and explained his proposal, that he wanted to building a short rock wall and a storage shed. The PZHAC stated they did not have a problem with the proposal and they felt it was historically appropriate. They let Mr. Borrunda know that they would be voting on the item during the regular meeting at 6.
5. Case 012078, 2532 Calle Cuarta, Steven Cadena, building permit for an addition/remodeling of an existing house. Zone: HR. Steven Cadena was present to explain his proposal. The plan is to add an addition that will match the existing style of the old vacant existing adobe house on the lot. He will refurbish the existing structure as well. PZHAC felt the plans look appropriate and stated they will be voting on the case during the regular meeting.
6. Case 012079, 2571 Calle de Guadalupe, Stephen Pate and Elizabeth Horodowich, building permit for construction of a front porch, rear yard workshop, and wall fence in back yard. Zone: HR. Mr. Pate and his contractor were present to discuss his plans. He is asking to build a mission style porch on the front of the house, which will be on the town right of way. Mr. Pate explained that the porch is necessary because the sun exposure makes the house so hot in the summer, and it will greatly improve the looks of the house. Staff pointed out that the house is Pueblo style architecture and Mission style would be an inappropriate style, and that building over the Town’s right-of-way is not a common practice, even though there are examples of porches over rights-of-way, they are usually porches that are historical and built many years ago. Mr. Pate also wanted to add brick coping to the parapet wall on the front of the house. Staff explained that the coping is a Territorial feature, and would change the style of this structure, which is a contributing structure on the historic register. The workshop was discussed and Mr. Pate was encouraged to consider a different roof style for the building to make it compatible with the main structure. The applicant was proposing a sloped metal roof. They asked that he use a flat roof with parapet to match the main house. The applicant said he would re-do his plans and come back.

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION WILL HOLD THEIR REGULAR MEETING ON MONDAY, JULY 16, 2012, AT 6:00 P.M. IN THE CONFERENCE ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM

CHANGES TO THE AGENDA

ACCEPTANCE OF THE CONSENT AGENDA

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.*

PZHAC NEW BUSINESS:

1. Case 012076, 2900 Avenida de Mesilla, Andrea Park, sign permit for a free-standing sign. Zone: C. Staff explained to the PZHAC that the applicant will secure the sign to the ground and has provided a site plan. The sign application meets all the regulations. A motion was made, seconded and the case passed unanimously.
2. Case 012067, 2701 Calle de Oeste, Father Gabriel Rochelle, building permit to paint art on exterior walls. Zone: HR. This case was removed from the agenda.
3. Case 012077, 2639 Calle Primera, Albert Borunda, building permit for a wall fence and a storage shed. Zone: HR. This case was discussed at the worksession. Motion was made to approve, it was seconded and passed unanimously.
4. Case 012078, 2532 Calle Cuarta, Steven Cadena, building permit for an addition/remodeling of an existing house. Zone: HR. This case was discussed at the worksession. Motion was made to approve, it was seconded and passed unanimously.
5. Case 012079, 2571 Calle de Guadalupe, Stephen Pate and Elizabeth Horodowich, building permit for construction of a front porch, rear yard workshop, and wall fence in back yard. Zone: HR. This case was removed from the agenda.

Before consideration of Item, a public hearing must be held in accordance with MTC 18.85.

The public hearing was re-opened from the last meeting. The applicant presented information about growth projections for the school, parking that will be restricted to on-site only, and traffic control during drop off and pick up times that they will institute. Several parents commented that they think the school will be a benefit to the community and also that there will be an increase in GRTs because parents and friends will utilize the local restaurants and businesses, the students will use the restaurants at lunch time, and they will also host art shows and various events and educational displays.

6. Case 012064, 1755 Avenida de Mercado, Vince Gutschick, Special Use permit for Las Cruces Academy. Zone: C.

The concept of a 3 year special use permit was discussed. The motion was made to approve the special use permit with a 3 year limitation, it was seconded and the case passed unanimously.

***ADMINISTRATIVE APPROVALS:**

1. Case 012076, 2549 Calle de San Albino, Mr. & Mrs. Roberto Fietze, building permit for a storage shed, not visible from street. Zone: HR.

PUBLIC COMMENTS:

STAFF COMMENTS:

PZHAC COMMENTS:

PZHAC ADJOURNMENT

Minutes Approved:

Planning Chair