

Nora L. Barraza
Mayor

Jesus M. Caro, Jr
Mayor Pro Tem



Sam Bernal
Trustee

Carlos Arzabal
Trustee

Linda L. Flores
Trustee

PZHAC MINUTES

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION ON MONDAY, MARCH 4, 2013, AT 5:45 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

- A. Case: 012146 –2114 Union Avenue, Roman Prieto, a Special Use Permit for a vehicle/body repair shop. Zone: Residential-Agricultural (RA). (10 Minutes)
Discussion was limited to the project. A neighbor came to discuss her property value and question whether the proposed special use permit would generate more traffic on their shared road. The proposed special use would not devalue her property and would not create a substantial increase in traffic. The applicant is required to apply for a dealership license from the State if they intend to build more than five (5) cars per year. The applicant will be applying for a dealer's license and Town of Mesilla Business License after the special use permit is approved. Applicant stated he may not need a sign in the beginning of the business. Staff advised applicant to obtain a sign permit before posting the sign.

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING ON MONDAY, MARCH 4, 2013, AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

1. PLEDGE OF ALLEGIANCE- 6:00 PM

2. ROLL CALL AND DETERMINATION OF A QUORUM

Commissioner Lucero, Commissioner Contreras, Commissioner Hernandez and Dr. Seifert were in attendance. A quorum was present.

3. CHANGES TO THE AGENDA

Dr. Seifert asked that Case #012153 be moved to the PZHAC New Business for discussion. Motion made by Commissioner Contreras, seconded by Commissioner Lucero. All in favor, and motion passed.

4. ACCEPTANCE OF THE CONSENT AGENDA- *Motion by Commissioner Lucero, seconded by Commissioner Contreras. All in favor, and motion carried.*

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.*

5. *PZHAC Minutes:

Regular Meeting Minutes of February 19, 2013.

6. PZHAC NEW BUSINESS:

Special Use Permit Request: ****A PUBLIC HEARING MUST BE HELD PRIOR TO ACTION ON THE FOLLOWING ITEM; FOLLOWED BY A ROLL CALL VOTE.*

- Case: 012146 – 2114 Union Avenue, Roman Prieto, a Special Use Permit for a vehicle/body repair shop. Zone: Residential-Agricultural (RA).
Dr. Seifert opened the floor for a public hearing for the above referenced case. Two public comments were heard. Staff read a letter received from Ms. Murillo, an adjacent property owner, and an e-mail from Mr. David Winston, also an adjacent property owner. The neighbor right next to the proposed property also questions if her property value

would be affected by this proposed special use. The board and staff assured her that her property value would not be affected. Dr. Seifert closed the public hearing and asked staff to present the facts of the case. The proposed application would not increase traffic in the area as they are going to limit clientele to appointment only. The proposed Home Occupation is required to apply for a special use permit in order to conduct such business by MTC. Dr. Seifert asked if any of the commissioners had any other questions for staff or the applicant. Seeing none, Dr. Seifert called for a roll call vote.

Aye- (4); Commissioner Lucero, Commissioner Hernandez, Commissioner Contreras and Dr. Seifert.

Nay- (0)

- Discussion only: Case: 012153 – 2770 Buena Tierra Ct., Sunspot, LLC, a building permit for solar panels. Zone: Rural- Farm (RF).

Dr. Seifert asked staff if case 012153 was required to hide their solar panels. Staff stated that the MTC only required hidden solar panels in the Historic Zones, but that the proposed project would be placing their solar panels on the roof of the house.

7. *ADMINISTRATIVE (CONSENT) APPROVALS:

- Case: 012152 – 2651 Calle del Oeste, Jennette Fritze, a building permit to repaint and re-seal the roof. Zone: Historic- Residential (HR).
- Case: 012153 – 2770 Buena Tierra Ct., Sunspot, LLC, a building permit for solar panels. Zone: Rural- Farm (RF).
- Case: 012154 – 2327 Calle de Santa Ana, Jack Davis, a building permit for a reroof. Zone: Historic-Residential (HR).

8. PUBLIC COMMENTS- None received.

- 9. PZHAC/STAFF COMMENTS-** Ms. Cynthia Stoechner-Hernandez updated the Commission on the current status of the Mobile Food Vendor license that was approved at the previous PZHAC meeting. The Board of Trustees has tabled the Parking Agreement until an ordinance is in place, thus, the mobile food vendor, Nops on Wheels, cannot sell until the Parking Agreement and ordinance are in place. Ms. Stoechner-Hernandez requested any feedback from the Commission regarding the ordinance before staff begins developing one.

10. NEXT REGULAR BOARD MEETING – MONDAY, MARCH 18, 2013

11. PZHAC ADJOURNMENT- 6:24 PM

ATTEST:


Cynthia Stoechner-Hernandez
Community Development Director


Dr. Kim Seifert
PZHAC Chairman