



PZHAC MEETING MINUTES JULY 11 , 2014

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A SPECIAL MEETING ON FRIDAY, JULY 11 , 2014, AT 10:00 A.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM

Commissioner Hernandez (Acting Chair); Commissioner Prieto; and Commissioner Lucero. A quorum was present.

CHANGES TO THE AGENDA

No changes were made.

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 by Commissioner Prieto, second by Commissioner Lucero, motion carried 3-0.

*ADMINISTRATIVE (CONSENT) APPROVALS:

Building Permit Requests:

Case 012287 – 1986 Paisano; Submitted by G. Bishop Roofing for Darrell Willey, a request for a building permit to reroof a dwelling at this location without changing the external appearance of the structure. Zoned: Rural Farm (RF). Approved by Staff 6/24/14.

Case 012288 – 1715 W. Boutz; Submitted by Roy and Mercy Torres, a request to replace a door and a window in a dwelling at this location without altering the external appearance of the structure. Zoned: Historical Residential (HR). Approved by Staff 6/24/14.

PZHAC NEW BUSINESS

Building Permit Requests:

Case 012284 - 2196 Calle de San Albino: submitted by Carol Breitag, a request for a permit to construct a shade shelter in the front yard next to the dwelling at this address. Historical Residential (HR)

Staff presented the facts of the case, and explained that this case had been heard by the PZHAC on May 16, 2014, with approval granted with the conditions that "...the applicant work with staff to design a more suitable structure for the property, with the resulting plans to be presented to the PZHAC at a future meeting." Staff stated that the applicant had come to staff with a new design based on the criteria suggested by the PZHAC, and that the new design appeared to address the issues brought up at the previous meeting. There were no issues with the new design. Motion to approve by Commissioner Prieto, second by Commissioner Lucero, motion carried 3-0.

Case 012289 – 2385 Calle de Colon; Submitted by Antonio S. Fierro, a request for a permit to allow the installation of a wooden fence to enclose the remainder of a partially enclosed back yard of a duplex at this address. Zoned: Historical Residential (HR)

Staff presented the facts of the case. There was some discussion of the height and style of the proposed fence, but since the fences would match the existing fence, there were no issues. A motion to approve was made by Commissioner Prieto, seconded by Commissioner Lucero. The motion carried 3-0.

Case 012290 – 2900 Suite A, Avenida de Mesilla; Submitted by Jerry Grandle for Spotted Dog Brewery, a request for a building permit to allow 20’ of existing wood fence to be removed from the south side of the building, with 140’ of new fence to be installed at the west side of the store to create a new parking area. Zoned: General Commercial (C).

Staff presented the facts of the case. There were no questions or issues. The PZHAC was pleased with the fact that the applicant is adding more parking to a commercial operation in the Town. Motion to approve by Commissioner Lucero, second by Commissioner Prieto. The motion carried 3-0.

Business Registration Requests:

Case 2014-0567 – 1740 Calle de Mercado; Submitted by David Weaver for “American Dog Pet Grooming”, a request for a business registration to operate a commercial pet grooming operation at this address. Zoned: General Commercial (C).

Staff presented the facts of the case. The applicant provided further input, stating that he has clientele from all over Las Cruces and the County that will be coming to this location. Commissioner Lucero questioned the location of a pet grooming operation being located next to a restaurant. The applicant stated that there is another commercial space between the restaurant and his operation. There were no further issues. A motion to approve was made by Commissioner Prieto, seconded by Commissioner Lucero. The motion carried 3-0.

Case 2014-0568 – 308 Capri Dr.; Submitted by Marth Turner for “Merlins Pantry”, a request for a business registration to operate a home occupation at this address. Zoned: Single Family (R-1)

Staff presented the facts of the case. This will be a typical home occupation with no impacts to the property or the surrounding neighborhood. There were no issues. Motion to approve by Commissioner Lucero, second by Commissioner Prieto. The motion carried 3-0.

Case 2014-0567- 2350 Calle de Principal; Submitted by Greg Salopek for the “NM Pecan Company”, a request for a business registration to operate a gift shop at this location. Zoned: Historical Commercial (HC)

Staff presented the facts of the case. There were no issues. The PZHAC expressed appreciation that a business is finely coming into this location, and wished the applicant well. Motion to approve by Commissioner Lucero, second by Commissioner Prieto. The motion carried 3-0.

Sign Permit Requests:

Case 012291 - 1740 Calle de Mercado; Submitted by David Weaver for “American Dog Pet Grooming”, a request for a sign permit for a wall sign for a commercial pet grooming operation at this address. Zoned: General Commercial (C).

Staff presented the facts of the case. There were no issues. Motion to approve by Commissioner Lucero, second by Commissioner Prieto. The motion carried 3-0, with the condition that the sign be less than 25 square feet in size.

Case 012292 - 2350 Calle de Principal; Submitted by Greg Salopek for the “NM Pecan Company”, a request for a sign permit for a wall sign for a gift shop at this location. Zoned: Historical Commercial (HC)

Staff presented the facts of the case. There were no issues. Motion to approve by Commissioner Prieto, second by Commissioner Lucero. The motion carried 3-0,

PUBLIC COMMENTS

PZHAC/STAFF COMMENTS

Codes Enforcement Update - *Staff provided the Commissioners with print-outs of the latest Codes Tracking Sheet.*

ADJOURNMENT – 11:45 a.m.