



Town of Mesilla, New Mexico

PZHAC SPECIAL MEETING MINUTES JULY 23, 2020

DUE TO TECHNICAL DIFFICULTIES, THE REGULAR MEETING OF THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) ON MONDAY JULY 20, 2020 WAS CANCELLED. A SPECIAL VIRTUAL MEETING HAS BEEN RESCHEDULED VIA ZOOM OR PHONE FOR THURSDAY JULY 23 AT 2:30 PM. TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 814-0548-5635 PASSWORD 193857.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

Attendance was electronic via “Zoom”. All PZHAC members were present. Commissioner Lucero was acting chair.

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the agenda. Commissioner Prieto made a motion to approve the Agenda, seconded by Commissioner Salas, and approved by a vote of 5 – 0.

IV. *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 for discussion.*

There were no changes to the Consent Agenda. Commissioner Prieto made a motion to approve the Consent Agenda, seconded by Commissioner Salas, and approved by a vote of 5 – 0.

A. *PZHAC MINUTES – PZHAC Regular Meeting of July 6, 2020.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVALS

Zoning Permit:

1. **Case 061072** – 2550 Calle de Santa Ana, submitted by Rodolfo T. Tirre; a request for a zoning permit to allow the addition -of a sidewalk and a concrete pad addition to a driveway (flatwork) at this address.

Zoned: Historical Residential (HR)

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Public input shall be received at larrys@mesillanm.gov at by 1:30 p.m. July 23, 2020 and will be read into the record. You will also be given an opportunity to speak during this time by joining in the meeting by phone and pressing *9 while in the teleconference. This will let the host know that you wish to speak. You will be prompted by the host when to begin speaking.

Staff stated that no public input had been received.

B. DECISIONS:

Zoning Permits:

1. **Case 061073** – 2814 Snow Road, submitted by Juan and Armida Padilla, a zoning permit to allow the erection and painting of a 120 square foot prefabricated wooden shed on a residential property at this address. Zoned: Rural Farm (RF)

Staff provided a brief review of this request, including the fact that this case had been reviewed with the Styles Review Committee to ensure that the required information had been provided by the applicant and that the proposed shed was allowed by the Mesilla codes. There were no issues. A

motion was made by Commissioner Prieto to recommend approval of the request to the BOT, seconded by Commissioner Salas, and APPROVED by a vote of 5 – 0.

2. **Case 061074** – 1460 West Union Avenue, submitted by Dora and Jacinto Delgado; a request for a demolition permit to allow the demolition of all of the structures on the property and the leveling of the property in preparation for the construction of a new dwelling on the property. Zoned: Single Family Residential (R-1)
Staff provided a brief review of this request, including the fact that this case had been reviewed with the Styles Review Committee to ensure that the required information had been provided by the applicant and that the proposed demolition was allowed by the Mesilla Codes. Staff mentioned that the applicant had been asked about not demolishing the existing grain silo, but that the applicant had determined that the saving the silo would be hazardous. The applicant was also told that an inspection of the structures by NMED should be done to ensure that there will not be any asbestos in the debris of the structures to be demolished. There were no other issues. A motion was made by Commissioner Houston to recommend approval of the request to the BOT, seconded by Commissioner Prieto, and APPROVED by a vote of 5 – 0.
3. **Case 061075** – 2782 Calle de San Albino, submitted by John Wright; a request for a zoning permit to allow the installation of an in-ground swimming pool and spa in an enclosed court-yard on a residential property at this address. Zoned: Historical Residential (HR)
Staff provided a brief review of this request, including the fact that this case had been reviewed with the Styles Review Committee to ensure that the required information had been provided by the applicant and that the proposed pool was allowed by the Mesilla Codes. There were no issues. A motion was made by Commissioner Prieto to recommend approval of the request to the BOT, seconded by Commissioner Salas, and APPROVED by a vote of 5 – 0.
4. **Case 061076** – Lot 7, Camino Del Rey, submitted by Adam and Maria Perez; a request for a zoning permit to allow the construction of a new dwelling at this address. Zoned: Single Family Residential (R-1)
Staff provided a brief review of this request, including the fact that this case had been reviewed with the Styles Review Committee to ensure that the required information had been provided by the applicant and that the proposed dwelling was allowed by the Mesilla Codes. There were no issues. A motion was made by Commissioner Salas to recommend approval of the request to the BOT, seconded by Commissioner Prieto, and APPROVED by a vote of 5 – 0.
5. **Case 061077** – 1140 Calle de El Paso, submitted by Ivonne Richardson; a request for a zoning permit to allow the construction of a bathroom addition to a dwelling at this address. Zoned: Rural/Agricultural (RA)
Staff provided a brief review of this request, including the fact that this case had been reviewed with the Styles Review Committee to ensure that the required information had been provided by the applicant and that the proposed pool was allowed by the Mesilla Codes. There were no issues. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Salas, and APPROVED by a vote of 5 – 0.

Summary Subdivision

1. **Case 061079** – 2067 Stithes Road and 1780 Calle de El Paso, submitted by Jon Strain; a request to allow a lot line adjustment between these two properties in order to resolve a legal issue in which a septic line crosses a property line. Zoned: Rural/Agricultural (RA)
Staff provided a brief review of this request, stating that the purpose of the request was to correct an issue in which a septic line crossed a property line. The lot line adjustment would result in the leach field being on the same property as the dwelling it served. Commission Chair Lucero stated that she believed that it would be better for the Town if the properties were combined into one in that this would lessen the legal non-conforming status of the properties. This was supported by Commissioner Salas. A motion was made by Commissioner Prieto to recommend approval of the request to the BOT, seconded by Commissioner Houston, and FAILED by a vote of 2 – 3 (Commissioners Prieto and Houston voted to approve the motion. Commission Chair Lucero and Commissioners Salas and Nevarez voted against the motion on the grounds stated above.)

Business Permits

1. **Permit 0849** – 3025 Snow Road, submitted by Van and Susan Wamel for “Integrity Restoration”; a request for a business license to allow the applicant s to operate a home office at this location. Zoned: Rural Farm (RF)
Staff provided a brief review of this request, including a description of the type of operation to be provided. It was determined that the requested business met the requirements of the Code for Home Occupations, but that a home occupation checklist was not included with the application. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and APPROVED by a vote of 5 – 0 with the CONDITION that the applicant provide a copy of the “Home Occupation” checklist before the license is issued.

There was some discussion about the next three requests. The numbers for the specific licenses were matched with the wrong applications. The cases below show the correct permit numbers and cases.
2. **Permit 0850** – 1360 Snow Road, submitted by Karen Mundy for “Mundy Appraisal Services”; a request for a business license to allow the applicant s to operate a home office at this location. Zoned: Rural Farm (RF)
Staff provided a brief review of this request, including a description of the type of operation to be provided. It was determined that the requested business met the requirements of the Code for Home Occupations, including the fact that a home occupation checklist was included with the application. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and APPROVED by a vote of 5 – 0.
3. **Permit 0851** –1360 Snow Road, submitted by Mark Mundy for “Mundy Land Company”; a request for a business license to allow the applicant s to operate a home office at this location. Zoned: Rural Farm (RF)
Staff provided a brief review of this request, including a description of the type of operation to be provided. It was determined that the requested business met the requirements of the Code for Home Occupations, including the fact that a home occupation checklist was included with the application. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and APPROVED by a vote of 5 – 0.
4. **Permit 0852** – 2167 Calle del Oeste, submitted by Pat and Wendy Taylor; a request for a business license to allow the applicant s to operate a home office at this location. Zoned: Historic Residential (HR)
Staff provided a brief review of this request, including a description of the type of operation to be provided. It was determined that the requested business did not meet the requirements of the Code for Home Occupations, because of the fact that neither of the applicants would be a resident of the dwelling. A motion was made by Commissioner Prieto to postpone the request pending more information from the applicants, seconded by Commissioner Houston, and POSTPONED by a vote of 5 – 0.

VI. PZHAC/STAFF COMMENTS

Commission Chair Lucero stated that she had several Codes issues that she wanted staff to look into and report back to the PZHAC. The issues were:

1. *Oscar Frieze was installing a barbed wire fence on his property rather than the wire fence that had been agreed upon by the PZHAC.*
2. *An adobe structure was demolished on the Dimatteo property on Snow Road without a permit.*
3. *Sam Kane was painting his duplexes on Calle Colon in a two tone color pattern that was not approved by the PZHAC or the BOT. Mr. Kane needs to return to the PZHAC with a color for the dwellings that fits in with the surrounding neighborhood. CID will need to be informed of the final color that is approved.*
4. *A wall is being built on a property owned by Norm Fristoe on Avenida does not have a permit and is higher than the Code allows. (Tome Maese, Chief Inspector for CID, stated that Mr. Fristoe does have a permit to build the wall, but that he has not called for any inspections in a long time.)*

Commission Chair Lucero also stated that the Town might need to amend the zoning code with respect to demolition of structures in the “R” zones.

There were no other comments.

VII. ADJOURNMENT

The meeting was adjourned at 3:27 pm.