



# Town of Mesilla, New Mexico

## PZHAC WORKSHOP & MEETING AGENDA OCTOBER 5, 2020

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION VIA TELECONFERENCE ON MONDAY, SEPTEMBER 21, 2020 AT 2:30 P.M. TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.**

- A. Submitted by Indalencio Prieto and Ladene Vance; a request to adjust the lot lines of three properties to eliminate one lot line and combine a portion of an existing lot at 2200 West Union Avenue containing pecan trees with a neighboring lot containing pecan trees (Case 061123). Zoned: Rural/Agricultural (RF)  
*The applicants, including Debra and Ladene Vance; and Commissioner Prieto as a representative for Indalencio Prieto, were present by zoom to discuss the request and answer any questions that might arise. Staff provided a brief review of this request, including the fact that this case was heard during the September 21, 2020 PZHAC Work Session and was postponed during the Regular Meeting in order to allow the applicants to address the issue of access to the northernmost property. According to a new survey provided by the applicant, access will be provided by extending an existing 20 foot wide easement along the west side of the Prieto's property an additional 30 feet to the landlocked parcel. According to Commissioner Prieto, this parcel is being purchased as an agricultural parcel and will not be a buildable lot. Staff stated that any development other than agricultural will require certain conditions be met before any zoning or building permits can be issued. There were no other issues.*
- B. Submitted by Jesus Candelaria for Emphyrean Energy Solution; a request to discuss an appeal of a staff decision to deny a new power pole at 2363 Calle de Santiago as part of a photo-voltaic panel installation on the dwelling at this address. Zoned: Historic Residential (HR)  
*Jesus Candelaria was present by zoom to discuss the request and answer any questions that might arise. Staff provided a brief review of this request, including the fact that this appeal stems from a zoning case to allow photo-voltaic cells to be installed on the dwelling at this address that was approved by the PZHAC and the BOT in November of 2018 (Case 060809). Mr. Candelaria explained that the pole was needed in order to provide upgraded electrical service to the dwelling from an electric pole on the other side of Calle de Santiago, and that running the line under-ground as required by the Zoning Code would be expensive. It was also explained that this was not a replacement pole for a pre-existing pole, but a new pole. The original overhead service was located at the other side of the dwelling and did not use a service pole on the property. There were no other issues.*

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON MONDAY, OCTOBER 5, 2020 AT 3:00 P.M. TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.**

### I. PLEDGE OF ALLEGIANCE

### II. ROLL CALL AND DETERMINATION OF A QUORUM

*All Commissioners were present. There was a quorum.*

*Others in attendance by "Zoom" or by phone were: Larry Shannon (Mesilla Staff), Tom Maese (CID), Debra and Ladene Vance, and Jesus Candelaria. The regular meeting was convened at 3:30 pm.*

### III. CHANGES/APPROVAL OF THE AGENDA

*There were no changes to the Agenda. A motion to approve the Agenda was made by Commissioner Prieto, 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. A motion to approve the Consent Agenda was made by Commissioner Prieto, seconded by Commission Chair Houston, and approved by a vote of 5 - 0.*

- A. **\*PZHAC MINUTES – PZHAC Workshop and Meeting of September 21, 2020.**  
*Approved as part of the Consent Agenda*

B. **\*ADMINISTRATIVE APPROVALS**

**Zoning Permit:**

1. **Case 061124** – 3211 Calle del Norte, submitted by Yellow Bird Services LLC for Jerome Gohrick; a request for a zoning permit to allow the installation of photo-voltaic panels on a dwelling at this address. Zoned: Rural Farm (RF)  
*Approved as part of the Consent Agenda*
2. **Case 061125** – 205 Capri Arc, submitted by Chet Savage; a request for a zoning permit to upgrade the electrical service for a dwelling at this address. Zoned: Residential, one-acre (R- 1)  
*Approved as part of the Consent Agenda*
3. **Case 061126** - 3385 Avenida de Mesilla, submitted by Arturo Jurado; a request for a zoning permit to allow the replacement of antenna arrays on a cell tower at this address. Zoned: General Commercial (C)  
*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](mailto:larrys@mesillanm.gov) at least one hour prior to the meeting and will be read into the record. You will also be given an opportunity to speak during this time by joining 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 or the Commission Chair when to begin speaking.**

*There was no public input.*

B. **DECISIONS:**

**Appeal of Staff Decision**

1. 2363 Calle de Santiago, submitted by Jesus Candelaria for Empyrean Energy Solutions, LLC; an appeal of a staff decision to refuse a request to allow an additional pole to be installed on this property as part of a photo-voltaic system that was installed on the dwelling. Zoned: Historical Residential (HR) (**This case was discussed during the work session**)

**Zoning Permits:**

2. **Case 061027** – 2765 Boldt Street, submitted by Donna K. Vargas; a request for a zoning permit to install a folding awning over a patio on the rear of a dwelling at this address. Zoned: Historic Residential (HR)

**Sign Permits:**

3. **Case 061128** – 2410 Calle de Principal, Suite C, submitted by Morgan R. Switzer; a request for a sign permit to install a hanging sign for a business (“Be Infused, LLC”) at this address. Zoned: Historic Commercial (HC)
4. **Case 061129** – 2410 Calle de Principal, Suite C, submitted by Morgan R. Switzer; a request for a sign permit to install a wall sign on a business (“Be Infused, LLC”) at this address. Zoned: Historic Commercial (HC)

**Summary Subdivisions**

5. **Case 061123** – Properties at and adjacent to 2200 West Union Avenue, submitted by Indalencio Prieto and Ladene Vance; a request for a summary subdivision to adjust the lot lines of three properties to eliminate

one lot and to combine part of a lot with a neighboring lot. Zoned: Rural/Agricultural (RA) **(This case was discussed during the work session.)**

## **VI. PZHAC/STAFF COMMENTS**

## **VII. ADJOURNMENT**

### **NOTICE**

If you need an accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us at 524-3262 at least 48 hours prior to the meeting.

Posted on 10/1/20 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.