



Town of Mesilla, New Mexico

PZHAC WORK SESSION & MEETING MINUTES DECEMBER 7, 2020

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A **WORK SESSION** VIA TELECONFERENCE ON MONDAY, DECEMBER 7, 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 Eric and Teresa Sanchez, a request to discuss plans to repair and restore the exterior walls and buttress of an adobe dwelling at 2231 Calle de Parian (**Case 061144**). Zoned: Historic Residential (HR) (*The applicant was late logging into the meeting, so this item was heard after the other Work Session item was heard.*)

The applicant 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 the main reason for the request is to repair existing walls. There will not be any cosmetic electrical, plumbing or structural changes to the dwelling. Staff also mentioned that the subject dwelling is in the National Register of Historic places and is considered to be "...architecturally outstanding and important in the history of the community..." The applicant has been working with Eric Liefeld to ensure that all work done to the adobe will retain the historical character of the structure. The main issue discussed was the extent of the repairs and if they would result in any changes to the appearance of the dwelling. The applicant stated that there would be no changes to the appearance of the dwelling. There were no other issues.

- B. Submitted by Robert McMillan and Miguel Rincon of Hurlburt Construction; a request to discuss plans to incorporate part of an existing structure into a new dwelling at 2130 Calle de Picacho (**Case 061148**). Zoned: Historic Residential (HR) (*This item was heard first since the applicant for the first item was late.*)

The applicant 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 the applicant would like to build a new dwelling and include part of an existing structure on the property as part of the new dwelling. Staff also mentioned that the existing structure on the property is in the National Historic Register for the Town where it is described as being built about 1900 and was an early style duplex. Staff also stated that the building currently straddles a property line that divides the ownership of the building, and that each of the two parts of the building has a different owner, similar to some modern duplexes. Issues discussed included the fact that the proposed style of the new dwelling ("Northern New Mexico") will not match the style of the existing structure, which is "Territorial". Also discussed was the maximum height of the structure. The applicant agreed to fifteen feet. Commissioner Salas stated that a more complete final package will be needed for final review. There were no further comments.

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A **REGULAR MEETING** VIA TELECONFERENCE ON MONDAY, DECEMBER 7, 2020 IMMEDIATELY FOLLOWING THE WORK SESSION. **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

*Commissioner Prieto was absent. All other commissioners were present. There was a quorum.
Other attendees:*

Tom Maese (Chief Inspector-CID); Neal McMillan (Applicant); Teresa Sanchez (applicant); Sam Kane (applicant); Susan Krueger (Town resident)

III. CHANGES/APPROVAL OF THE AGENDA

The PZHAC determined that Case 061148 was not ready for a decision at this time and was to be removed from the agenda. Commissioner Nevarez made a motion to approve the agenda as amended, seconded by Commissioner Houston, and approved by a vote of 4 – 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.*

Commissioner Salas stated that there was a clerical error on page 47 of the Minutes in which he was listed as voting twice. Staff stated that this would be corrected. There were no other changes to the Consent Agenda. A motion to approve the Consent Agenda was made by Commissioner Salas, seconded by Commission Chair Lucero, and approved by a vote of 4 - 0.

A. *PZHAC MINUTES – PZHAC Public Hearings and Meeting of November 17, 2020.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVALS

Zoning Permit:

1. **Case 061142** – 2740 Boldt Street, submitted by Joseph and Barbara DeLaurier; a request for a zoning permit to place a small tool shed at the rear of a property at this address. Zoned: Historic Residential (HR)

Approved as part of the Consent Agenda

2. **Case 061143**– 415 Bason Drive, submitted by Anita Wells; a request for a zoning permit to upgrade the electrical system of a dwelling at this address. Zoned: Residential, one-acre (R- 1)

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 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.

Staff stated that one e-mail had been received from Susan Krueger, resident. Staff read the e-mail for inclusion into the record. (A copy of the e-mail is attached at the end of these minutes.)

B. DECISIONS:

Zoning Permits:

1. **Case 061144** – 2231 Calle de Parian, submitted by Eric and Teresa Sanchez, a request for a zoning permit to repair and restore the exterior walls and buttress of an adobe dwelling at this address. Zoned: Historic Residential (HR) **Discussed during the Work Session – Item 1**

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. There was no further discussion. A motion was made by Commissioner Houston and seconded by Commissioner Nevarez to recommend approval of the request to the BOT and the request was APPROVED by a vote of 4 – 0.

2. **Case 061146** – 2822 Erminda Street, submitted by Gary Fichman; a request for a zoning permit to allow the installation of an entry courtyard at the front of a dwelling at this address. Zoned: Historic Residential (HR)

Staff provided a brief review of this request, explaining that the proposed courtyard was approved by the Mesilla Farms Home Owners Association and that there are a number of similar courtyards in the Mesilla Farms Subdivision. There were no issues. A motion was made by Commissioner Nevarez and seconded by Commissioner Salas to recommend approval of the request to the BOT, and the request was APPROVED by a vote of 4 – 0.

3. **Case 061147** – 2391 Calle de Parian, submitted by Robert Reynolds; a request for a zoning permit to allow the construction of a porch around two sides of a storage building on a residential property at this address. Zoned: Historic Residential (HR)
Staff provided a brief review of this request. There were no issues. A motion was made by Commissioner Salas and seconded by Commissioner Nevarez to recommend approval of the request to the BOT, and the request was APPROVED by a vote of 4 – 0.
4. **Case 061148** - 2130 Calle de Picacho, submitted for Neal McMillan by Miguel Rincon of Hurlburt Construction; a request for a zoning permit to incorporate part of an existing structure into a new dwelling to be constructed at this address. Zoned: Historic Residential (HR) **Discussed during the Work Session – Item 2**
This case was removed from the agenda in order to allow the applicant to bring the PZHAC further information about the proposed dwelling.
5. **Case 061149** – Calle Tercera, submitted by Samuel Kane; a request for a zoning permit to construct a rock wall around a residential property at this address. Zoned: Historic Residential (HR)
The applicant was present by phone to discuss to answer any questions that might arise. Staff provided a brief review of this request. Staff also stated that the decorative landscape rock currently on the front of the property would be moved by the applicant so that it is behind the irrigation ditch on the property. This will be done at the time the work on the wall is done. The main issue discussed was the affect that various portions of the wall would have on the clear-sight-requirements of the Code. The applicant agreed with all the recommendations made by the PZHAC. Commissioner Nevarez stated that he would like to see the plans with the changes before he makes a final decision. A motion was made by Commissioner Salas and seconded by Commissioner Nevarez to postpone making a decision on the request in order to allow the applicant to bring the PZHAC plans showing the requested changes. The request was POSTPONED by a vote of 4 – 0.

Business Permit

6. **Permit 0863** – 2470 Calle de Guadalupe Unit B, submitted by Robert and Sandra White for “Dakota Dukes Wild Coyote LLC”; a request for a business license to allow the applicant to operate a commercial retail operation at this location selling snack food, beverages and gifts. Zoned: Historic Commercial (HC)
Staff provided a brief review of this request, explaining that the applicant would be operating a retail business selling various items out of a building that has historically been used for retail operations. There were no issues. A motion was made by Commissioner Salas and seconded by Commissioner Houston to approve the request, and the request was APPROVED by a vote of 4 – 0.

VI. PZHAC/STAFF COMMENTS:

None

VI. ADJOURNMENT

The meeting was adjourned at 3:35 pm.