



# Town of Mesilla, New Mexico

## PZHAC MEETING MINUTES FEBRUARY 16, 2021

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON TUESDAY, FEBRUARY 16, 2021 AT 2:30 PM. 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

*Commission Chairperson Lucero and Commissioners Salas, Nevarez, and Houston were present. Commissioner Prieto was absent. There was a quorum.*

*Other attendees:*

*Larry Shannon (Mesilla Staff); Cynthia Stoechner-Hernandez (Mesilla Town Clerk/Treasurer) Tom Maese (Chief Inspector-CID)*

### III. CHANGES/APPROVAL OF THE AGENDA

*There were no changes to the Agenda. Commissioner Houston made a motion to approve the Agenda, seconded by Commissioner Nevarez, and approved by the PZHAC 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.*

*There were no changes to the Consent Agenda. A motion to approve the Consent Agenda was made by Commissioner Salas, seconded by Commissioner Nevarez and approved by a vote of 4 - 0.*

#### A. \*PZHAC MINUTES – PZHAC Work Session and Meeting of February 1, 2021.

*Approved as part of the Consent Agenda.*

#### B. \*ADMINISTRATIVE APPROVALS

##### Zoning Permit:

- Case 061163** – 2363 Calle de Santiago, submitted by Mary Lucero; a request for a zoning permit to allow an electrical upgrade from 100-amp service to 200-amp service for the dwelling at this address. Zoned: Historic Residential (HR)  
*Approved as part of the Consent Agenda.*
- Case 061164** – 2060 Calle de Parian, submitted by Julienne and Oakley Hadfield for “Julienne Jewelry”, a request for a zoning permit to allow inspection and repair to the interior of a commercial building at this address. Zoned: Historic Commercial (HC)  
*Approved as part of the Consent Agenda.*
- Case 061165** – 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a zoning permit to allow a fence on a residential property at this address to be repainted. Zoned: Historic Residential (HR)  
*Approved as part of the Consent Agenda.*
- Case 061166** – 2160 Calle de Arroyo, submitted by Phillip E. Born, Jr., a request for a zoning permit to allow foundation and adobe stabilization, patching, and general repair on a historical dwelling at this address. Zoned: Historic Residential (HR)  
*Approved as part of the Consent Agenda.*

## II. 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 were no public comments.*

### B. DECISIONS:

#### Zoning Permits

1. **Case 061167** – 2410 Calle de Parian, submitted by Tom Hutchinson; a request for a zoning permit to replace two windows on a commercial structure at this address that were damaged in a burglary attempt on this structure. Zoned: Historic Commercial (HC)

*Staff provided a brief review of this request, explaining the fact that the subject windows were broken one weekend during a burglary attempt and that there were two different types of windows involved. One was a single plate of safety glass that was damaged but not broken. The other was a window made up of multiple panes that was easily broken, allowing the removal of numerous items through the break. Both windows were protected by iron bars. The applicant immediately replaced both windows with safety glass to protect both windows. The PZHAC wanted to ensure that the windows would retain their historic image, therefore it was suggested that a wooden framework be placed over each window to simulate multiple panes of glass. The applicant to see the including the fact that the case was discussed during the Work Session. Commissioner Nevarez made a motion to recommend approval the request to the BOT, seconded by Commissioner Salas, and the recommendation was APPROVED by the PZHAC by a vote of 4 – 0 with the following CONDITION:*

- a. *A wooden framework will be installed over each window to simulate multiple panes of glass.*

#### Business Registrations

2. **Permit 0871** – 105 Capri Road, submitted by Nathel Candace Wolle; a request for a business license to allow the applicant to sell knitted clothing items by mail as a home occupation from a dwelling at this address. Zoned: Residential, one acre (R1)

*Staff provided a brief review of this request. There were no issues. Commissioner Houston made a motion to approve the request, seconded by Commissioner Nevarez, and approved by the PZHAC by a vote of 4 – 0.*

## VI. PZHAC/STAFF COMMENTS

#### Commissioner Nevarez

*Asked when the joint meeting between the BOT and the PZHAC that the PZHAC had requested would take place.*

#### Cynthia Stoenner-Hernandez (Mesilla Town Clerk/Treasurer)

*Stated that a joint work session with the BOT and te PZHAC had been set for 5:00 pm on Monday, February 22, 2021 and that two topics would be discussed:*

- a. *A moratorium on expanding development on properties declared legal non-conforming to allow the Town to determine a solution to address requests for further development of these properties, and*
- b. *Revisions to the Code that will be needed to address these issues.*

*There was no further discussion.*

## VII. ADJOURNMENT:

*The meeting was adjourned at 2:40 pm.*

#### 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 2/11/2021 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; Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.