



Town of Mesilla, New Mexico

PZHAC MEETING MINUTES APRIL 19, 2021

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON MONDAY, APRIL 19, 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 Chair Lucero and Commissioners Nevarez and Salas were present. There was a quorum.

Other attendees:

Larry Shannon (Mesilla Staff), Tom Maese (Chief Inspector-CID), Jake Quinones (Contractor for Cases 061202, 061203 and 061204), Susan Krueger (Applicant – Case 061206)

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the Agenda. Commissioner Salas made a motion to approve the Agenda, seconded by Commissioner Nevarez, and approved by the PZHAC by a vote of 3 – 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.*

Commission Chair Lucero requested that the cases that were administratively approve be pulled from the agenda for discussion and clarification. Commissioner Salas made a motion to approve the Agenda as amended, seconded by Commissioner Nevarez, and approved as amended by the PZHAC by a vote of 3 – 0.

A. *PZHAC MINUTES – PZHAC Meeting of MARCH 15, 2021.

Approved as part of the Consent Agenda.

B. *ADMINISTRATIVE APPROVALS

Zoning Permit:

1. **Case 061201** - 2650 Calle del Oeste, submitted by Henry Gil; a request for a zoning permit to allow the applicant to reroof a carport and repair trim that was damaged by wind on a dwelling at this address. Zoned: Historic Residential (HR)

Staff gave a brief presentation of the case, explaining that the requested work was a repair that would not have any change on the appearance of the dwelling. Tom Maese (CID) was under the assumption that all work requiring a Zoning Permit had to be reviewed and approved by the PZHAC. Staff explained that MTC 15.15.030(B) allowed repairs such as this to be approved administratively. Commissioner Salas made a motion to accept the case as having been approved administratively, seconded by Commissioner Nevarez, and accepted by the PZHAC by a vote of 3 – 0.

2. **Case 061202**– 2149 Calle de Guadalupe, submitted by Andrea Schneider; a request for a zoning permit to replace four doors and repaint all exterior woodwork and trim to match the original color on a dwelling at this address. Zoned: Historic Residential (HR)

Staff gave a brief presentation of the case. Commissioner Nevarez questioned the fact that the four doors were to be replaced. Staff explained that this was a clerical error and that the doors were not approved as part of the permit. Commissioner Salas made a motion to accept the case as having been approved administratively, seconded by Commissioner Nevarez, and accepted by the PZHAC by a vote of 3 – 0.

3. **Case 061206** – Snow Road (address to be assigned), submitted by Susan Krueger; a request for a zoning permit to allow the applicant to place T-posts along the property line abutting Snow Road. Zoned: Rural Farm (RF)
Staff gave a brief presentation of the case, explaining that the permit was to allow the posts to be placed along the east edge of the property (along the actual Snow Road, not the easement to the north of the property). The posts were not to be placed between the applicant’s driveway and the Snow Road easement. Commissioner Salas made a motion to accept the case as having been approved administratively, seconded by Commissioner Nevarez, and accepted by the PZHAC by a vote of 3 – 0.

II. 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.

(There was no Public Input.)

B. DECISIONS:

Zoning Permits

1. **Case 061203** – 2149 Calle de Guadalupe, submitted by Andrea Schneider; a request for a zoning permit to repair and repaint the stucco on a dwelling at this address. Zoned: Historic Residential (HR)
Staff provided a brief description of this request, explaining that the new color chosen for the dwelling by the applicant is a color that is acceptable by the PZHAC for structures in the Historic Residential Zone, and that the four doors to be replaced would be rebuilt to match the existing doors as closely as possible. Commissioner Nevarez stated that there were no pictures of the proposed replacements and that he would not feel comfortable approving the doors without knowing what they would look like. Commissioner Salas agreed with this opinion. There were no other issues. Commissioner Nevarez made a motion to approve the request EXCEPT FOR THE DOORS, seconded by Commissioner Salas, and APPROVED without the doors by the PZHAC by a vote of 3 – 0.
2. **Case 061204** – 2149 Calle de Guadalupe, submitted by Andrea Schneider; a request for a zoning permit to install a fence around the rear and sides of a residential property at this address. Zoned: Historic Residential (HR)
Staff provided a brief description of this request, explaining that the type of metal fence proposed was only prohibited in the front setbacks and that it was allowed elsewhere on the property. Commissioner Nevarez stated that he was concerned that there were no pictures of the proposed gates, and that the proposed metal gates could be seen from the street. According to Commissioner Nevarez, metal gates were not normally allowed to be seen from the fronts of properties in the Historic Residential zone. Commissioner Salas stated that he agreed with this opinion. There were no other issues. Commissioner Salasz made a motion to approve the request EXCEPT FOR THE GATES, seconded by Commissioner Nevarez, and APPROVED without the gates by the PZHAC by a vote of 3 – 0.
3. **Case 061205** – 2593 Calle de Cura, submitted by Gary Ramsey; a request for a zoning permit to re-stucco and repaint a secondary dwelling at this address. Zoned: Historic Residential (HR)
Staff provided a brief description of this request, explaining that the purpose of the request was to enable the applicant to change the appearance of the secondary dwelling to match the primary dwelling on the property. There were no issues. Commissioner Salas made a motion to approve the request, seconded by Commissioner Nevarez, and APPROVED by the PZHAC by a vote of 3 – 0.

VI. PZHAC/STAFF COMMENTS

Commissioner Nevarez

Stated that pictures or diagrams were needed for all items that were to be changed or replaced.

Commissioner Salas

Stated that he thought that there were cedar or wood gates in the Historic Residential zoning district.

VII. ADJOURNMENT

The meeting was adjourned at 3.35 pm.