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6 **PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)**  
7 **MINUTES**  
8 **MONDAY, OCTOBER 04, 2021**  
9 **2:30 P.M.**

10 **1. PLEDGE OF ALLEGIANCE**

11 Chairwoman Lucero lead the pledge of allegiance.

12 **2. ROLL CALL AND DETERMINATION OF A QUORUM**

13 Commissioner Lucero, Commissioner Salas, Commissioner Nevarez and Commissioner  
14 Walkinshaw were in attendance of this meeting.

15 **3. CHANGES/APPROVAL OF THE AGENDA**

16 **Motion to approve the agenda was made by Commissioner Nevarez, Seconded by**  
17 **Commissioner Salas. (Vote = 4-0)**

18 **4. PUBLIC INPUT – The public is invited to address the Commission for up to 3 minutes.**  
19 **Space is limited and may require persons giving public input *IN PERSON* to rotate if**  
20 **capacity of the room is exceeded.**

21 Ms. Krueger gave comments regarding Mr. Huizars sign and business licensing.

22 **5. APPROVAL OF CONSENT AGENDA: (The Board will be asked to approve by one motion**  
23 **the following items of recurring or routine business. The Consent Agenda is marked with an asterisk \*.**  
24 **These projects were approved in accordance with MTC 15.15.030 (B))**

25 a) **\*PZHAC MINUTES: A Regular Meeting of September 7, 2021. *\*Approved by consent***  
26 ***agenda***

27 b) **\*PZHAC MINUTES: A Regular Meeting of September 20, 2021. *\*Approved by consent***  
28 ***agenda***

29 c) **\*PZHAC CASE #061285 – 2206 Avenida de Mesilla, submitted by Sun City Plumbing &**  
30 **Heating for Emilie Cano, to fix a leak at this property. **Zoned: Historic Residential (HR).****  
31 ***\*Approved by consent agenda***

32 b) **\*PZHAC Case #061286 – 2190 Avenida de Mesilla, submitted by Emilie Cano for the**  
33 **refurbishment of 7 windows and repairs where needed. **Zoned: Historic Residential (HR).****  
34 ***\*Approved by consent agenda***

35 c) **\*PZHAC Case #061288 – 2549 Calle de San Albino, submitted by Teresa Sanchez to**  
36 **repair/roll on new roof coating and repair canales if needed. **Zoned: Historic Commercial****  
37 **(HC). *\*Approved by consent agenda***

38 **6. NEW BUSINESS**

39 a) **PZHAC Case #061282 – 2280 Calle de Principal, submitted by R Builders, Inc for the**  
40 **Basilica de San Albino to construct walls enclosing property behind the gift shop to include**  
41 **grading/leveling and prepping of foundations for columbaria. **Zoned: Historic****  
42 ****Commercial (HC)****

43 Ms. Stoechner-Hernandez provided a synopsis of the case. This case will also be going for a  
44 variance soon due to the need for a higher fence and higher gates than Town Code Allows.

1 Father Christopher Williams was asked to discuss the material used for the fence.  
2 Mr. Maese stated he was not at Architectural Styles, but he will review the footings for the wall.  
3 Father Christopher provided a new site plan with the footings at this meeting.

4 **Motion to approve case 061282 was made by Commissioner Nevarez, Seconded by**  
5 **Commissioner Salas. (Vote = 4-0).**

6 **Motion to Amend the motion to add a condition of approving the height of the wall and the**  
7 **gates be 6 ft until a variance is obtained was make by Commissioner Nevarez, Seconded by**  
8 **Commissioner Walkinshaw. (Vote = 4-0)**

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10 b) **PZHAC Case #061284** – 1705 Tierra de Mesilla, a sign permit submitted by Cesar Huizar  
11 to be placed on his fence at the corner of Avenida de Mesilla and Tierra de Mesilla. **Zoned:**  
12 **Commercial (C).**

13 Ms. Stoechner-Hernandez gave a synopsis of the case.

14 Commissioner Walkinshaw asked about the height of the fence and if it had been approved.

15 Commission Chair Lucero stated that this case has come through P&Z before he was appointed.

16 **Motion to approve case 061284 was made by Commissioner Nevarez, Seconded by**  
17 **Commissioner Walkinshaw. (Vote = 4-0).**

18 **C) PZHAC Case #061287** – 3331 Gandy Lane, a permit to install a greenhouse with a 6 ft  
19 tall fence around the perimeter. **Zoned: Single Family Residential (R-1).**

20 Ms. Stoechner-Hernandez gave a synopsis of the case.

21 Mr. Maese stated that the green house would meet requirements for setbacks from property lines  
22 and from other buildings on the property.

23 Commission Chair asked about the road width.

24 Mr. Maese stated that the road width shouldn't have an impact on the approval of this  
25 greenhouse, but that the Commission has the right to place a condition that they not Obtain a  
26 Certificate of Occupancy until after the road is completed.

27 **Motion to approve case 061287 was made by Commissioner Nevarez, Seconded by**  
28 **Commissioner Walkinshaw. (Vote = 3-1).**

29 **Motion to Amend the motion to add a condition of the applicant not obtaining the**  
30 **Certificate of Occupancy until the road is built to fire standard was made by Commissioner**  
31 **Nevarez, Seconded by Commissioner Walkinshaw. (Vote = 3=1)**

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**Business Licenses:**

c) **BL#0904** – 1705 Tierra de Mesilla, a business License for Casa Blanka Imports. **Zoned: Commercial (C).**

Ms. Stoechner-Hernandez gave a synopsis of the case.

Motion to approve BL0904 was made by Commissioner Salas, seconded by Commissioner Nevarez. (Vote= 4-0).

d) **BL#0905** – 2878 Calle de San Albino, a business license for Amanda Buras Therapy, LLC for teletherapy as a home occupation. **Zoned: Historic Residential (HR).**

Ms. Stoechner-Hernandez gave a synopsis of the case.

Motion to approve BL0905 was made by Commissioner Salas, seconded by Commissioner Nevarez. (Vote= 4-0).

**7. COMMISSION/STAFF COMMENTS**

Ms. Stoechner-Hernandez reviewed the approval of the Historic Residential Ordinance and will provide a copy to the PZHAC.

**8. ADJOURNMENT**

**The Meeting adjourned at 3:30 p.m. Moion by Commissioner Lucero, Seonded by Commissioner Nevarez. (Vote= 4-0)**

**NOTICE**

If you need an accommodation for a disability to enable you to full participate in the hearing or meeting, please contact us at 524.3262 at least 72 hours prior to the meeting. A copy of the agenda packet can be found online at [www.mesillanm.gov](http://www.mesillanm.gov).

Posted 9/30/2021 at the following locations: Town Clerk’s Office 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.