



**THE PLANNING, ZONING AND  
HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)  
MONDAY, MARCH 7, 2022, 2:30 PM**

**MINUTES**

**1. PLEDGE OF ALLEGIANCE**

Chair Lucero led the Pledge of Allegiance.

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

Commissioners Jones, Walkinshaw, Lucero, Salas, and Nevarez were present. Community Development Coordinator Padilla declared a quorum.

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

**Motion to approve agenda was made by Commissioner Nevarez and seconded by Commissioner Jones.**

**Motioned passed, Vote 5-0.**

**4. PUBLIC INPUT**

Susan Kreuger - The zoning map of town of Mesilla Case Number 061336 is rural farm, however it's listed on the agenda as commercial. She was not aware that the zone has been changed. If it is in Zone C, by law the commission needs apply the conditions of Section 1845040. Specifically, Section J that requires an architectural style and design standard be submitted for a new development or re-development. She believes the zoning is rural farm which may change some of the conditions. There was nothing included in the packet that described that particular property and request.

**5. APPROVAL OF CONSENT AGENDA**

**Motion to approve the Consent Agenda was made by Commissioner Salas and seconded by Commissioner Nevarez**

**Motioned passed, Vote 5-0.**

6. **NEW BUSINESS**

- a. **PZHAC CASE #061336** - 2001 Avenida de Mesilla submitted by Mr. Rogers. New construction of commercial building, metal building with exterior stucco walls and wood framing interior walls. **Zoned: Commercial (C).**

**Motion to approve was presented by Commissioner Salas and seconded by Commissioner Jones**

Staff presented facts of the case. Discussion followed. Mr. Rogers was present to answer questions.

**Motion passed, Vote 5-0.**

- b. **PZHAC CASE #060959** - 1900 Calle de Pecana, submitted by Ray Carlson requesting to renew building permit to complete construction of a home. **Zone: Historical Residential (HR)**

**Motion to approve was presented by Commissioner Nevarez and seconded by Commissioner Salas.**

Staff presented facts of the case. Discussion followed.

**Motion passed, Vote 5-0.**

- c. **PZHAC CASE #061354** - 2795 Calle de Sur, submitted by DJ Walker Construction LLC to remove existing roofing to exposed decking, inspect and replace decking as needed, install GAF 3 PLV. **Zone: Rural Farm (RF)**

**Motion to approve was presented by Commissioner Salas and seconded by Commissioner Nevarez.**

Staff presented facts of the case.

**Motion passed, Vote 5-0.**

7. **COMMISSION/STAFF COMMENTS**

The new town clerk/treasurer, Rani Bush was introduced.

Chair Lucero – She brought up the issue of metal containers. No current ordinance exists and more are popping up, mostly in residential areas.

Mayor Baraza – She has been sending Codes out. Pod containers are treated as an additional structure shed. Codes need to check with owners to see if they have submitted a permit. She will need to have a work session with Board of Trustees and with Planning and Zoning to see if it should be allowed, especially in historical residential areas.

Joe Padilla - The containers are like old shipping containers (Conex box).

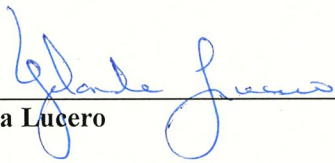
Tom Maese - Speaking on behalf of the Construction Industries Division, more and more containers are coming in and people are wanting them to be modified for residential and commercial use. This issue growing. There is no current ordinance to address this. They are being treated as a modular building which allows them to have it for one year, then must have proper permit.

Mayor Baraza – The homeless under the bridge/coverts needs to be reported to Town of Mesilla so Codes can address this and inform they cannot stay overnight in that area.


**8. ADJOURNMENT**

Meeting adjourned at 3:06 p.m.

**APPROVED THIS 21<sup>ST</sup> DAY OF MARCH 2022.**

  
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**Yolanda Lucero**  
**Chair**

**ATTEST:**

  
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**Rani Bush**  
**Town Clerk-Treasurer**



