



Town of Mesilla, New Mexico

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) TUESDAY, SEPTEMBER 6, 2022, 6:00 PM

MINUTES

1. PLEDGE OF ALLEGIANCE

Commissioner Lucero led the Pledge of Allegiance.

2. ROLL CALL AND DETERMINATION OF QUORUM

Commissioner Jones, Lucero, Nevarez, present via zoom, Salas, and Walkinshaw present.

3. CHANGES/APPROVAL OF THE AGENDA

None. Motion to approved was made by Commissioner Jones and seconded by Commissioner Nevarez.

Roll Call Vote:

Commissioner Jones- yes
Commissioner Lucero- yes
Commissioner Salas- yes
Commissioner Nevarez- yes

4. PUBLIC INPUT

Susan Krueger spoke in reference to 6.Q which is the request of the Black Rat Tattoo phase 2 and is requesting it be established when it was approved. If it was over 6 months ago it would need to go to the planning and zoning as a new case. There is also a structure going up at 2001 Avenida de Mesilla case #061336, according to code 18.45.040j, this structure has to comply with the town's architectural styles and design standards and Ms. Kreuger is asking for the contractor to supply that information to both you, staff and the public. Mr. Padilla added that this is a Nevarez property and is a previous case and is not on the agenda.

5. APPROVAL OF CONSENT AGENDA

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

Roll Call Vote:

Commissioner Jones - Yes

Commissioner Lucero - Yes
Commissioner Salas- Yes
Commissioner Nevarez- Yes

Motion approved

6. NEW BUSINESS

- a. **BL #1005-** 2060 Calle de Parian submitted by Bader Jouda of Cannabis Tropic LLC for Cannabis Dispensary license, **Zoned: Historical Commercial (HC)**

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

Staff presented facts of the case. Discussion followed.

Roll Call Vote:

Commissioner Jones - Yes
Commissioner Walkinshaw – yes
Commissioner Salas - No
Commissioner Lucero – Yes
Commissioner Nevarez – No

Motioned passed

- a. **BL #1006-** 2060 Calle de Parian submitted by Bader Jouda of Cannabis Tropic LLC for Cannabis Dispensary license, **Zoned: Historical Commercial (HC)**

Motion to approve was presented by Commissioner Jones and seconded by Commissioner Walkinshaw.

Staff presented facts of the case. Discussion followed. Case will be tabled.

Roll Call Vote:

Commissioner Jones – Yes
Commissioner Walkinshaw – Yes
Commissioner Salas – No
Commissioner Lucero – Yes
Commissioner Nevarez – No

Motioned to table this case- passed

- b. **BL #1005-** 2060 Calle de Parian submitted by Bader Jouda of Cannabis Tropic LLC for Cannabis Business license, **Zoned: Historical Commercial (HC)**

Motion to approve was presented by Commissioner Jones and seconded by Commissioner Lucero.

Staff presented facts of the case. Discussion followed.

Roll Call Vote:

Commissioner Jones – Yes
Commissioner Walkinshaw – Yes
Commissioner Salas – No
Commissioner Lucero – Yes
Commissioner Nevarez – No

Motion passed

- c. **Sign Permit #0611433** – 2060 Calle de Parian submitted by Bader Jouda of Cannabis Tropical LLC to put up temporary coming soon sign in the window, **Zoned: Historical Commercial (HC)**

Motion to approve was presented by Commissioner Jones and seconded by Commissioner Lucero.

Staff presented facts of the case. Discussion followed.

Roll Call Vote:

Commissioner Jones – Yes
Commissioner Walkinshaw - Yes
Commissioner Salas – No
Commissioner Lucero – Yes
Commissioner Nevarez – No

Motion passed

- d. **BL#1015** – 1745 Avenida de Mercado submitted by Saul D. Burciaga-Molinar of Las Cruces Primary Care for a business registration. **Zoned: Historical Commercial (HC).**

Motion to approve was presented by Commissioner Nevarez and seconded by Commissioner Jones.

Staff presented facts of the case. Discussion followed. Condition to complete application.

Roll Call Vote:

Commissioner Jones – Yes
Commissioner Walkinshaw – Yes with condition
Commissioner Salas – Yes with condition
Commissioner Lucero – Yes
Commissioner Nevarez – Yes

Motion passed with condition

Roll Call Vote for business license:

Commissioner Jones – Yes
Commissioner Walkinshaw- Yes
Commissioner Salas- Yes
Commissioner Lucero- Yes
Commissioner Nevarez – Yes

Motion passed

- e. **BL #1017** – 1725 Avenida de Mercado submitted by Danna Lara with Healthy Start Pediatrics, **Zoned: Historical Commercial (HR).**

Staff presented facts of the case. Discussion followed.

Roll Call Vote:

Commissioner Jones – Yes
Commissioner Walkinshaw - Yes
Commissioner Salas – Yes
Commissioner Lucero – Yes
Commissioner Nevarez – Yes

Motion passed

- f. **PZHAC Case #061440-** 2242 Calle del Sur submitted by Henry Lucero to put up a fence on property, **Zoned: Historical Residential (HR).**

Staff presented facts of the case. Discussion followed. Case will be tabled.

Roll Call Vote:

Commissioner Jones – Yes
Commissioner Walkinshaw - Yes
Commissioner Salas – Yes
Commissioner Lucero – Yes
Commissioner Nevarez – Yes

Motion passed to table case.

- g. **PZHAC Case#061442** – 2755 Calle de San Albino submitted by ETMSS 2, LLC to replace fence, **Zoned: Historical Residential (HR).**

Staff presented facts of the case. Discussion followed.

Roll Call Vote:

Commissioner Jones – Yes
Commissioner Walkinshaw - Yes
Commissioner Salas – Yes
Commissioner Lucero – Yes
Commissioner Nevarez – Yes

Motion passed

- h. **BL #1018-** submitted by Melissa Clark of Desert Sky Realty & Investments, LLC for a business license, **Zoned: Historical Residential (HR).**

Staff presented facts of the case. Discussion followed.

Roll Call Vote:

Commissioner Jones – Yes

Commissioner Walkinshaw - Yes
Commissioner Salas – Yes
Commissioner Lucero – Yes
Commissioner Nevarez – Yes

Motion passed

- i. **STR #1019-** 1717 W. Boutz Rd. #3 submitted by Desert Sky Realty & Investments, LLC for a short term rental registration, **Zoned: Historical Residential (HR).**

Motion to approve was presented by Commissioner Jones and seconded by Commissioner Nevarez.

Staff presented facts of the case. Discussion followed.

Roll Call Vote:

Commissioner Jones – Yes
Commissioner Walkinshaw - Yes
Commissioner Salas – Yes
Commissioner Lucero – Yes
Commissioner Nevarez – Yes

Motion passed

- j. **STR #1020-** 1717 W. Boutz Rd. #4 submitted by Desert Sky Realty & Investments, LLC for a short term rental registration, **Zoned: Historical Residential (HR).**

Motion to approve was presented by Commissioner Jones and seconded by Commissioner Nevarez.

Staff presented facts of the case. Discussion followed.

Roll Call Vote:

Commissioner Jones – Yes
Commissioner Walkinshaw - Yes
Commissioner Salas – Yes
Commissioner Lucero – Yes
Commissioner Nevarez – Yes

Motion passed

- k. **STR# 1021-** 2188 Calle de Norte submitted by Desert Sky Realty & Investment, LLC for a short term rental registration, **Zoned: Historical Residential (HR).**

Motion to approve was presented by Commissioner Jones and seconded by Commissioner Nevarez.

Staff presented facts of the case. Discussion followed.

Roll Call Vote:

Commissioner Jones – Yes

Commissioner Walkinshaw - Yes
Commissioner Salas – Yes
Commissioner Lucero – Yes
Commissioner Nevarez – Yes

Motion passed.

- i. PZHAC Case #061446-** 2415 Calle de Parian submitted by Robert Reynolds to install an HVAC system. Zoned: Historical Residential (HR).

Motion to approve was presented by Commissioner Nevarez and seconded by Commissioner Jones.

Staff presented facts of the case. Discussion followed.

Roll Call Vote:

Commissioner Jones – Yes
Commissioner Walkinshaw - Yes
Commissioner Salas – Yes
Commissioner Lucero – Yes
Commissioner Nevarez – Yes

Motion passed.

- m. PZHAC Case# 061447-** 2525 Calle de Parian submitted by Camila Rodriguez to install roof mounted solar system. Zoned: **Historical Residential (HR)**

Motion to approve was presented by Commissioner Jones and seconded by Commissioner Nevarez.

Staff presented facts of the case. Discussion followed.

Roll Call Vote:

Commissioner Jones – Yes
Commissioner Walkinshaw - Yes
Commissioner Salas – Yes
Commissioner Lucero – Yes
Commissioner Nevarez – Yes

Motion passed.

- n. PZHAC Case# 061448-** 2309 Calle de San Albino #3 submitted by Marshall McGinley of Cowboy Cannabis to put up a temporary sign in door and side window. Zoned: **Historical Commercial (HC)**

Motion to approve was presented by Commissioner Jones and seconded by Commissioner Nevarez.

Staff presented facts of the case. Discussion followed.

Roll Call Vote:

Commissioner Jones – Yes
Commissioner Walkinshaw - Yes
Commissioner Salas – Yes
Commissioner Lucero – Yes
Commissioner Nevarez – Yes

Motion passed.

- o. **PZHAC Case# 061449-** 2309 Calle de San Albino #3 submitted by Marshall McGinley of Cowboy Cannabis to put up exterior double sided sign. **Zoned: Historical Commercial (HC)**

Motion to approve was presented by Commissioner Jones and seconded by Commissioner Nevarez.

Staff presented facts of the case. Discussion followed.

Roll Call Vote:

Commissioner Jones – Yes
Commissioner Walkinshaw - Yes
Commissioner Salas – Yes
Commissioner Lucero – Yes
Commissioner Nevarez – Yes

Motion passed.

- p. **PZHAC Case #061450-** 1212 Calle de El Paso submitted by John Campbell to re-roof dwelling. **Zoned: Rural Farm (RF)**

Motion to approve was presented by Commissioner Jones and seconded by Commissioner Nevarez.

Staff presented facts of the case. Discussion followed.

Roll Call Vote:

Commissioner Jones – Yes
Commissioner Walkinshaw - Yes
Commissioner Salas – Yes
Commissioner Lucero – Yes
Commissioner Nevarez – Yes

Motion passed.

- q. **PZHAC Case# 061451-** 1901 Calle de Correo submitted by Brittany Bloch to build phase two of Black Rat Tattoo. **Zoned: Historical Commercial (HC)**

Motion to approve was presented by Commissioner Jones and seconded by Commissioner Nevarez.

Staff presented facts of the case. Discussion followed.

Roll Call Vote:

Commissioner Jones – Yes
Commissioner Walkinshaw – Yes with condition
Commissioner Salas – pass/did not get the information
Commissioner Lucero – Yes with condition
Commissioner Nevarez – Yes with condition

Motion passed with condition.

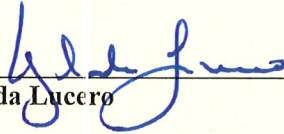
7. COMMISSIONERS/STAFF COMMENTS

Commissioner Nevarez commented on cannabis ordinance and urges the town to consider looking at it regarding distance to avoid any issues in the future; revise the orders as needed. Commissioner Jones expressed he planned his day to attend the meeting in the afternoon and asked if advance notice can be given. Mr. Padilla stated the information was provided in the packet and discussed at previous meetings that the meetings were originally held in the evening and was moved due to covid. Commissioner Lucero stated she adjusted her own schedule to attend during the day. She asks that their opinions be taken into consideration and stated that typically the process is that majority rules. Commissioner Nevarez asked if a separate email can be sent in addition to having the information in the packet as to the time for the meeting. Madam Mayor commented that ordinance likely still says meetings are at 6 pm on Mondays and when there is a holiday the meetings will be held on Tuesday. Madam Mayor saw there were issues with having a quorum and the Board of Trustees had a meeting to move the meetings back to 6 p.m. and it was noted a few meetings back to the Commissioners that meetings would be moved. If it is written in the ordinance, then an amendment will need to be submitted and a process will need to take place to change what is stated in the ordinance. Commissioner Lucero received noticed that Mr. Jones will not be present September 19th as he will be out of the country. Mr. Padilla asked who will attend the Taos planning and zoning meeting from September 14 through the 16th. Commissioner Walkinshaw will not be attending. Commissioner Lucero is attending.

8. ADJOURNMENT

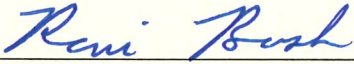
Meeting adjourned at 7:30PM.

APPROVED THIS 6th DAY OF SEPTEMBER 2022.



Yolanda Lucero
Chair

ATTEST:



Rani Bush
Town Clerk-Treasurer

