



# Town of Mesilla, New Mexico

## THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) MONDAY SEPTEMBER 19, 2022, 6:00 PM

### MINUTES

#### 1. PLEDGE OF ALLEGIANCE

Commissioner Lucero led the Pledge of Allegiance.

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

Commissioner Walkinshaw, Lucero, Nevarez present. Commissioner Salas and Commissioner Jones are not present.

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

Letter A, B, E, F, J, K- all will be held back due to lack of information from architectural styles. Mr. Padilla was unable to complete the packets as he went out of town.

**Motion to approve changes to the agenda was made by Commissioner Nevarez and seconded by Commissioner Walkinshaw.**

Roll Call Vote:

Commissioner Walkinshaw- yes

Commissioner Lucero- yes

Commissioner Nevarez- yes

#### 4. PUBLIC INPUT

Mr. Pat Tatum asked for clarification as to the two cases that he is representing and if they were moved from the agenda. Mr. Tatum stated he completed and submitted everything that was required. He assumed his case would be heard today. Commissioner Lucero stated that public input was for comments regarding any business that had been conducted prior to the meeting. Commissioner Lucero advised Mr. Tatum to get with Mr. Padilla to discuss his concerns.

#### 5. APPROVAL OF CONSENT AGENDA

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

Roll Call Vote:

Commissioner Walkinshaw - Yes  
Commissioner Lucero - Yes  
Commissioner Nevarez- Yes

**Motion approved**

**6. NEW BUSINESS**

- a. **PZHAC Case #061431-** 3367 Estrada Rd submitted by Cesar Gomez to replace existing doors, windows, and build new front and back patios. **Zoned: Rural Farm (RF)**

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

Staff presented facts of the case. Discussion followed with conditions added.

**Roll Call Vote:**

Commissioner Walkinshaw – Yes  
Commissioner Nevarez – Yes  
Commissioner Lucero – Yes

**Motion passed with conditions.**

- b. **PZHAC Case #061440-** 2242 Calle de Sur submitted by Henry Lucero to put up field fence on property. **Zoned: Historical Residential (HR)**

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

Staff presented facts of the case. Discussion followed.

**Roll Call Vote:**

Commissioner Walkinshaw – Yes  
Commissioner Nevarez – Yes  
Commissioner Lucero – Yes

**Motion passed**

- c. **BL #1027-** submitted by Dina Marre for a business license for house cleaning.

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

Staff presented facts of the case. Discussion followed.

**Roll Call Vote:**

Commissioner Walkinshaw – Yes  
Commissioner Lucero – Yes  
Commissioner Nevarez – Yes

**Motion passed**

- d. **PZHAC Case #061454** – 2128 Calle de los Huertos submitted by Helen Williamson Revocable Trust to relocate well water circuit. **Zoned: Historical Residential (HR)**

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

Staff presented facts of the case. Discussion followed.

**Roll Call Vote:**

Commissioner Walkinshaw - Yes

Commissioner Nevarez – Yes

Commissioner Lucero – Yes

**Motion passed**

- e. **PZHAC Case #061455** – 3116 Hwy 28 submitted by Lama Properties, LLC, to finish remodel to existing structure. **Zoned: Residential Agricultural (RA)**

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

Staff presented facts of the case. Discussion followed.

**Roll Call Vote:**

Commissioner Walkinshaw – Yes

Commissioner Lucero – Yes

Commissioner Nevarez – Yes

**Motion passed**

**COMMISSIONERS/STAFF COMMENTS**

Commissioner Walkinshaw expressed concern that most of the cases from last meeting were tabled due to BLT. He asked that BLT should submit comments as to why they can not go forward. Commissioner Lucero added that she agrees and stated that the work goes through other channels before reaching this stage and feels unappreciated especially when all the cases were tabled at a 5-0 vote was shameful and would like all this on the record. She is aware the trustees want a copy of the minutes and an explanation. Her question is why they are tabling all these cases when they were approved 5-0. We as commissioners take each case by its own merit. It is reviewed several times and feels as if she has done something wrong in this position and is frustrated. They are holding back these applicants from moving forward. They spend thousands of dollars bringing in their work and she believes it is wrong. They work not for one person as they are elected officials.

Nevarez stated it would be interesting to hear what logic and rationale for what has been occurring. He would like to know if they will ever provide an explanation and commented if it would need to be discussed in a public setting.

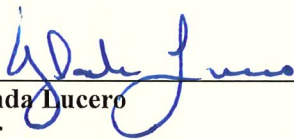
According to Mr. Padilla, he was present at the last meeting and from what he gathered they felt the trustees did not have enough information to move forward. Commissioner Lucero expressed it appears as if they do not trust their vote. Mr. Padilla stated he is the one who puts the packets together and it was a large packet that required him to send in segments and the packet size had to be decreased and the clerk omitted some forms but what was included

should have satisfied the trustees. Commissioner Lucero said it has always been a formality for the Board of Trustees to see what they did and for them to put the applicants through that was wrong. Commissioner Lucero stated she doesn't believe it should be her responsibility to explain to the public why the cases are not going forward. Mr. Padilla stated it is a work in progress and new things have come up they have not dealt with before and they are trying to make things clear to be transparent with the commissioners and the public. Commissioner Lucero stated what she believes would make it easier on them is if Mr. Padilla would quote the ordinance. Mr. Padilla stated it has been discussed with the clerk and the Mayor on the board action forms to add more information and to add what is being discussed today. They will be adding if it goes through architectural styles and recommendations will be included in the board action forms as well as supporting information, so everyone has the same information. Commissioner Lucero stated another concern she had was with the cannabis. There were several trustees and board members that participated in adopting that. She certainly agrees there is room for corrections but doesn't feel the applicants should pay the price because of what we fail to do. Mr. Padilla stated that the training he attended last week discussed the cannabis issue due to ongoing changes. Commissioner Lucero added that it has not been necessary to be holding up cases and believes it is wrong.

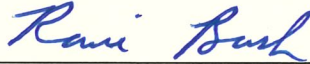
**8. ADJOURNMENT**

Meeting adjourned at 6:42 p.m.

**APPROVED THIS 17<sup>th</sup> DAY OF SEPTEMBER 2022.**

  
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Yolanda Lucero  
Chair

**ATTEST:**

  
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Rani Bush  
Town Clerk-Treasurer

