



**THE PLANNING, ZONING AND
HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)
MONDAY NOVEMBER 21, 2022, 2:30 PM**

MINUTES

1. PLEDGE OF ALLEGIANCE

Chairperson Yolanda Lucero led the Pledge of Allegiance.

2. ROLL CALL AND DETERMINATION OF QUORUM

Mayor Nora L. Barraza took roll call.

Chairperson Lucero - Present
Commissioner Jones – Present
Commissioner Nevarez – Not Present
Commissioner Salas - Not Present
Commissioner Walkinshaw - Present

Mayor Barraza declared a quorum.

3. CHANGES / APPROVAL OF AGENDA

Commissioner Walkinshaw inquired about the three minutes limit for public input being removed from the agenda. He would like it added back. Chairperson Lucero commented that it is up to the chair on whether it's 2 or 3 minutes according to legal advice. Clerk-Treasurer Rani Bush commented that legal advice was given that it is the chair who decides on public input and how it is conducted. The agenda was changed to reflect this.

Chairperson Lucero then stated that today she would only be accepting input about cases that are on the agenda.

Commissioner Walkinshaw added that he remembered that public input has always been about projects that were not on the agenda. Chairperson Lucero stated that they have never accepted anything but input about what's on the agenda.

Questions were raised about where the room full of people could make their input. Chairperson Lucero suggested at the next board of trustees meeting. Clerk-Treasurer Bush commented that the next trustee meeting would be on Monday, November 28 at 6:00 pm in the same room.

It was also suggested by Mr. Taylor that letters or email could be sent to the Board of Trustees.

Russell Hernandez, resident, asked to get back to the rules of order for the meeting. The agenda hasn't been approved yet.

Motion to approve the agenda as is was made by Commissioner Jones and seconded by Chairperson Lucero.

Roll Call Vote:

Commissioner Jones - Yes
Commissioner Walkinshaw - No
Chairperson Lucero - Yes

Motion passes.

4. PUBLIC INPUT

A question was raised the cases on the agenda being private property in Mesilla and therefore affected by the cell tower. Chairperson Lucero commented that this issue is not on the agenda. If anyone from the cases have a concern about the cell tower, they can speak when their case comes up.

5. APPROVAL OF CONSENT AGENDA

1. ***PZHAC MINUTES:** October 17, 2022, Regular Meeting Minutes
2. ***PZHAC MINUTES:** November 7, 2022, Regular Meeting Minutes

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

Roll Call Vote:

Chairperson Lucero - Yes
Commissioner Jones - Yes
Commissioner Walkinshaw - Yes

Motion passes.

6. INFORMATION FOR ADMINISTRATIVE APPROVALS

Mayor Barraza explained the two below cases that were administratively approved.

1. **PZHAC Case #061482** – 2225 Calle de Colon submitted by Carlos Martinez to upgrade electric service. **Zoned: Historical Residential (HR)**
2. **PZHAC Case #061488** – 2532 Calle de Curra, Apt 4 & 5 submitted by Anthony Lucero to repair stucco cracks and paint (no change in texture or color, repairs to match what is existing). **Zoned: Historical Residential (HR)**

7. NEW BUSINESS

- a. **PZHAC Case #061469** – 2691 Calle de Principal submitted by Joseph Foster to rebuild/replace rotting windows and door, build parapets to mask uneven roof line and roof equipment, construction of pergola and a front entrance gate in existing wall (Phase 1). **ZONED: Historical Residential (HR)**

Staff presented facts of the case.

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

Discussion followed.

Roll Call Vote:

Commissioner Walkinshaw – Yes

Commissioner Jones – Yes

Chairperson Lucero – Yes

Motion passed.

- b. **PZHAC Case #061473** – 2630 Calle Segunda submitted by Jane/Paul Germani to install storage shed. **Zoned Historical Residential (HR)**

Staff presented facts of the case.

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

Discussion followed.

Roll Call Vote:

Commissioner Jones – Yes

Commissioner Walkinshaw – Yes

Chairperson Lucero – Yes

Motion passed.

- c. **PZHAC Case #061478**– 2600 Avenida de Mesilla submitted by Palacio Bar to install a sidewalk on north side of the building. **Zoned: Historical Commercial (HC)**

Staff presented facts of the case.

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

Discussion followed.

Roll Call Vote:

Chairperson Lucero – Yes

Commissioner Jones – Yes

Commissioner Walkinshaw – Yes

Motion passed.

- d. **PZHAC Case #061483** – 2060 Calle de Parian submitted by Jerry Noe for Bader Jouda of Tropical Dispensary LLC for a projecting 3 sq. ft. sign permit. **Zoned: Historical Commercial (HC)**

Staff presented facts of the case.

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

Discussion followed.

Roll Call Vote:

Commissioner Jones – Yes
Commissioner Walkinshaw – Yes
Chairperson Lucero – Yes

Motion passed.

- e. **PZHAC Case #061484** – 2869 Calle de Sur submitted by Micaela Cadena to install a solar system. **Zoned: Rural Farm (RF)**

Staff presented facts of the case.

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

Discussion followed.

Roll Call Vote:

Chairperson Lucero – Yes
Commissioner Jones – Yes
Commissioner Walkinshaw – Yes

Motion passed.

- f. **PZHAC Case #061486** – 2687 Calle de Parian submitted by William McIlvaine to install a privacy fence along property boundary. **Zoned Historical Residential (HR)**

Staff presented facts of the case.

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

Discussion followed.

Motion to amend the approval by adding the condition of the removal of the existing chain link fence once the new fence is complete and obtain right of entry from adjacent neighbor was presented by Commissioner Walkinshaw and seconded by Commissioner Jones.

Roll Call Vote of Amendment:

Commissioner Walkinshaw – Yes
Commissioner Jones – Yes
Chairperson Lucero – Yes

Motion passed.

Roll Call Vote of Amended Motion:

Commissioner Jones – Yes
Commissioner Walkinshaw – Yes
Chairperson Lucero – Yes

Motion passed.

- g. **PZHAC Case #061487** – 2685 Calle de Parian submitted by William McIlvaine to install a privacy fence along property boundary. **Zoned Historical Residential (HR)**

Staff presented facts of the case.

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

Discussion followed.

Motion to amend the approval by adding the condition of the removal of the existing chain link fence once the new fence is complete and obtain right of entry from adjacent neighbor was presented by Commissioner Walkinshaw and seconded by Commissioner Jones.

Roll Call Vote of Amendment:

Commissioner Jones – Yes
Commissioner Walkinshaw – Yes
Chairperson Lucero – Yes

Motion passed.

Roll Call Vote of Amended Motion:

Commissioner Jones – Yes
Commissioner Walkinshaw – Yes
Chairperson Lucero – Yes

Motion passed.

- h. **PZHAC Case #061489** - 2380 Calle Principal/2210 Calle de Parian (Thunderbird) to replace 4 rolled windows and 2 rotted doors on the backside of the building. Windows will match existing windows and doors will match existing metal doors. **Zoned: Historical Commercial (HC)**

Staff presented facts of the case.

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

Discussion followed.

Roll Call Vote:

Commissioner Walkinshaw – Yes
Commissioner Jones – Yes
Chairperson Lucero – Yes

Motion passed.

8. COMMISSIONERS / STAFF COMMENTS

Chairperson Lucero commented to the audience that she is not ignoring what people wanted to say, the Commission usually goes by the cases listed on the agenda. Everyone has a right to send email or letters to the Mayor or Board of Trustees regarding any concerns about the Town of Mesilla and your properties.

She then asked about any applications for the Community Development Coordinator position. Clerk-Treasurer replied that we currently don't have any, but it has been advertised.

Mayor Barraza commented that there will be a public hearing on December 12 during the regular Board of Trustees meeting at 6:00 pm for an appeal case by Preston Mitchell about short-term rentals. She asked for representation from the Commission to be there.

Chairperson Lucero commented on the joint work session with the Board of Trustees which ran short. She is concerned about some of the ordinances that didn't get discussed. She requested that another session be set up to discuss these ordinances. Mayor Barraza replied that Clerk-Treasurer Bush will set up another session as soon as possible.

Mayor Barraza also commented that the Architectural Styles Committee will be suspended until further notice.

9. ADJOURNMENT

Motion to adjourn was made by Commissioner Walkinshaw and seconded by Commissioner Jones.

Roll Call Vote:

Commissioner Walkinshaw - Yes

Commissioner Jones - Yes

Chairperson Lucero - Yes

Motion passes.

Meeting was adjourned at 3:20 p.m.

APPROVED THIS 5th DAY OF DECEMBER 2022.

Yolanda Lucero
Chairperson

ATTEST:

Rani Bush
Town Clerk-Treasurer

From: Janice Cook <thepotteriesmesilla@gmail.com>
Sent: Sunday, November 20, 2022 2:22 PM
To: clerktreasurer@mesillanm.gov; yolandal@mesillanm.gov; gerardn@mesillanm.gov; danielj@mesillanm.gov; ericw@mesillanm.gov; davies@mesillanm.gov
Cc: veronicag@mesillanm.gov; stephaniejb@mesillanm.gov; adriannam@mesillanm.gov; bivianac@mesillanm.gov
Subject: Proposed Cell Tower Location in Town Hall Park

Comments for the Planning, Zoning, and Historical Appropriateness Commission

Please include the following comments in the official record for the meeting scheduled for Monday, November 21, 2022, at 2:30 pm.

PROPOSED CELL TOWER LOCATION IN TOWN HALL PARK

We acknowledge that cell phones and cell towers are necessary in our current society for communication and public safety.

Over the last twenty years Mesilla cell tower codes have been updated and expanded through public meetings. This code provides for areas where towers are acceptable (Rural Farm area) and also expressly prohibited (Historic Residential, Historic Commercial and Commercial Zones.). We do not want cell towers in the areas closely surrounded by homes and public parks. They should be located in our low population area (RF zone-one home per five acre) as regulated by Mesilla codes.

Mayor Barraza has proposed erecting a cell tower in a public park adjacent to the Public Safety building in the Historic Residential Zone. It is in the midst of residential and historic homes and clearly does not meet Mesilla codes and is "EXPRESSLY PROHIBITED" in HR zoning.

Area businesses in the Historic district, including ours on Calle de Santiago, will be negatively affected by this tower. The town relies upon income from businesses. A cell tower in this location will also affect property values of businesses and homes in the historic district.

We strongly encourage relocating this proposed tower to the Rural Farm zoning areas away from homes and public parks.

Bill and Janice Cook
2750 Calle de Principal
Mesilla, NM 88046
575 202 8794
575 644 6891

clerktreasurer@mesillanm.gov

From: Andrea Bryan <andrea97212@gmail.com>
Sent: Sunday, November 20, 2022 2:02 PM
To: clerktreasurer@mesillanm.gov
Cc: Adrianna Merrick; bivianac@mesillanm.gov; stephaniejb@mesillanm.gov; veronicag@mesillanm.gov; mayor@mesillanm.gov; yolanda@mesillanm.gov; gerardn@mesillanm.gov; danielj@mesillanm.gov; ericw@mesillanm.gov; davies@mesillanm.gov
Subject: Comments regarding the proposed 60' cell tower in the Town Hall Park in the Historic District
Attachments: kids in Town Hall Park on Nov 10.jpg

Please include the following comments in the official record for the meeting scheduled for Monday, November 21, 2022 at 2:30pm

This is a request for Planning and Zoning Commissioners to recommend against the cell tower in Town Hall Park.

Last week on Thursday, November 10th, we stepped outside our front door at 2557 Calle De Parian, across the street at the Town Hall Park, we saw 2 busloads of school children joylessly playing in the park. This was wonderful to see. What are our town leaders thinking that placing a 60' cell tower in a public park was a good idea? Do you not represent the very people who use that park? If so, then listen to the people. We do not want it there and we have not spoken to one resident that does.

Also, have our leaders actually made a diligent effort to research a more APPROPRIATE location if Verizon cell service is so poor? There are other possible locations within the immediate area away from the park, but near the Historic District. Why not 1200ft away in a pecan field? To be clear, this would be a Verizon cell tower only, which would not improve service for customers of T-mobile, Cricket or AT&T to name a few.

If Verizon is selling the idea that the park is the only possible location, then I would suggest we have a third party, NOT the vendor, educate the residents regarding the science and why it has to be right next to the safety building. Could we please have more transparency and dialog? If not, what is our recourse? A new leader?

Regards
Andrea Bryan
2557 Calle de Parian
Mesilla. NM 88046
503-975-7436

