



Town of Mesilla, New Mexico

**THE PLANNING, ZONING AND
HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)
MONDAY, APRIL 3, 2023, 6 PM**

MINUTES

1. PLEDGE OF ALLEGIANCE

Chairperson Lucero led the Pledge of Allegiance.

2. ROLL CALL AND DETERMINATION OF QUORUM

Eddie Salazar-Community Development Coordinator took roll call.

Commissioner Jones – Present
Commissioner Walkinshaw – Present
Chairperson Lucero – Present
Commissioner Salas – Present
Commissioner Rockstraw – Absent

Madam Chair you have a quorum.

3. CHANGES / APPROVAL OF AGENDA

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

Roll Call Vote:

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

4-0 Motion passes.

4. PUBLIC INPUT

Chairperson Lucero – explained the purpose of the public input listed on the agenda. Input is accepted that regards to the agenda. Comments can also be sent via email to the city clerk regarding agenda items.

There was no public comment.

5. **APPROVAL OF CONSENT AGENDA**

- a. ***PZHAC MINUTES:** There were no minutes to approve due to not meeting quorum in our last scheduled meeting.

6. **NEW BUSINESS**

PZHAC CASE #061553 – 1930 Calle de Pacana, submitted by Margarita Fraga, to request a building permit to install solar panels on her property. Zone: Historical Residential (HR)

Solar panels are not visible from the street. All required documents submitted.

Motion to approve the case was made by Commissioner Salas and seconded by Commissioner Jones.

No Discussion

Roll Call Vote:

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

4 - 0, Motion passes.

PZHAC Case #061470 – 2691 Calle Principal, submitted by Joseph W Foster, requesting approval to build an addition to his primary residence. Zone: Historical Residential

Mr. Foster submitted plans and pictures in addition to what he is requesting. Addition is an extension to his primary residence. Primary residence structure is on the property line. There is a conflict between the two codes. The request does meet the historical preservation standards regarding the setbacks. According to the architectural styles and standards, it was common for the building to be on the property line.

The other concern was the height of the parapets. There were no plans submitted regarding the parapet's height to insure it hides the plumbing, wiring and ventilation units on the roof.

Request the commission to consider approving the request with the condition parapet height plans be submitted before permit issued.

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

Chairperson Lucero – recommendation to approve request with the conditions as mentioned by Community Development Coordinator Salazar.

Commissioner Salas – stated there is still a lot that is missing from this case. Still needs the top section of the walls, roof and framing plans, and drainage plan. I am ok with the setback and am willing to go along with that but, it needs more plans as mentioned.

Community Development Coordinator Salazar understands Commissioner Salas comments and agrees the plans do need to be submitted but, the focus of the coordinator position is to put cases together for the commission based on municipal code not CID requirements.

Community Development Coordinator Salazar and Mayor Baraza had a meeting on how we can improve on the process of better serving our community and focus on reviewing cases based on our municipal code. CID documents are still required to be submitted, but should not be a reason to table or deny a request if the documents are not on hand. If approved with the condition of submitting missing CID documents, a zoning permit will not be given unless condition(s) is met.

Inspector Maese – a lot of what I have done is a courtesy to the applicant, to streamline ahead of time before it goes to our office. There is a lot of stuff that is looked at that is construction oriented than zoning, but to try to get it passed the state requirements. It helps the applicant and contractor understand what is expected from our office.

It was my understanding that the parapets condition and plans were submitted in the original submission by the applicant. Community Development Coordinator Salazar will be checking the original packet for any documents.

Chairperson Lucero – feels comfortable with the idea of approval with the condition to submit evaluations, parapet plans and drainage plans to Community Development Coordinator Salazar or Inspector Maese at CID.

Commissioner Salas – biggest concern is if the commission want to relinquish the requirement to submit ordinance regarding elevations and other things that are affecting the town in the stand point of the drainage area. That is the biggest concern to Commissioner Salas.

Inspector Maese agrees does are items that do need to be looked at at this level. Those are items at an architectural plain that need to be considered to decide on a request.

Community Development Coordinator Salazar stated applicants are still required to submit plans as stated in code, the difference is we are approving the request providing the conditions the commission sets are met. The reason for this is to help streamline the applicant's application and any future applications.

Commissioner Walkinshaw mentioned it was a project that was split into phases due to the complexity of the project. The request on hand is phase 2 and would be nice to have the approved phase one also to help see how phase 2 ties into phase one and understand the bigger picture.

Commissioner Jones asked what the conditions are going to be before voting.

Chairperson Lucero responded, the conditions are going to be all the plans and requirements that need to be submitted as listed in chapter 15 & 18 are going to be submitted to community development coordinator Salazar before permit is issued.

Commissioner Walkinshaw commented that if you look at the application, the applicant checked off all the requirements listed on the application list but are not all submitted. Has passed by the house and spoken with Mr. Foster. Mr. Foster wants to start on it and walk in the road and see how high his parapets need to be to cover all the stuff on the roof.

Inspector Maese stated it is not uncommon for phases to phase from one to another. It should not prevent the applicant from getting his request approved.

Roll Call Vote:

Commissioner Jones – Yes, with conditions
Commissioner Walkinshaw – Yes, with conditions
Chairperson Lucero – Yes. With conditions
Commissioner Salas – No, based on missing elevations, architectural style that is needed, and also the drainage that has never been resolved.

3 - 1, Motion passes.

PZHAC case#061549 – 2488 Calle de Guadalupe, submitted by Juan Albert, to request a zoning permit to install commercial equipment in his business. Zoned: Historical Commercial (HC)

Community Development Coordinator Salazar stated Mr. Albert has all documents that are required for approval.

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

No Discussion

Roll Call Vote:

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

4 – 0, Motion passes.

PZHAC case#061535 – 2590 Calle de Colon, submitted by Daniel Bustamante to build a 15 x 30 feet swimming pool on their property. Zone: Historical Residential (HR)

Community Development Coordinator Salazar has included all necessary documents including the requirements Inspector Maese requested.

Motion to approve the case was made by Commissioner Salas seconded by Commissioner Jones.

Commissioner Jones asked if there was a state requirement that there must be a fence around the pool.

Inspector Maese correct, there is a requirement by the State of NM. This can be handled in various ways, including motorized cover. If you do decide to put up a fence, there are requirements for that as well. The code does give you options and is not necessarily required to have a fence around the pool. If you have a 4 foot enclosed/secured backyard, that could serve also meet the requirements of the code.

Roll Call Vote:

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

4-0, Motion passes.

7. COMMISSIONER/STAFF COMMENTS

Commissioner Jones stated he has a concern with the building on Calle de Cura. The building is abandoned and unsecure. It is also an eye sore to the community. What happens to that house in this town?

It could be public safety to include squatters and animals going in the house.

We talk about all these buildings and architectural styles and then we allow a building like this.

Chairperson Lucero added to Commissioner Jones' comment about a building in poor structural and appearance. The building adjacent to the post office, Calle Parian and Picacho. It is a historical building that is being neglected.

Commissioner Jones stated there needs to be caution in approving cases and setting a precedence to future cases. We are not following what is in the book. We have made in the past everyone else follow these ordinances.

Inspector Maese has worked with many communities that deal with the same issues as mentioned by Commissioner Jones with dilapidated buildings. Many communities have adopted the International Building Code to help deal with these types of structures and bring them up to code.

CID can assist if the International Building Code is adopted by recommending or requiring a structural engineer to inspect a building to determine if it is salvageable.

Madam Mayor reminded commission of NM League training in Albuquerque May 3-5, 2023.

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

Roll Call Vote:

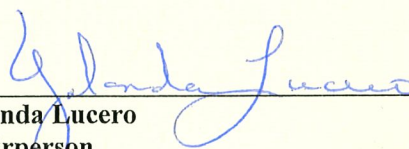
- Commissioner Jones - Yes
- Commissioner Walkinshaw - Yes
- Chairperson Lucero - Yes
- Commissioner Salas - Yes

4-0 Motion passes

Chairperson Lucero thanked the public for attending the meeting. Any questions, you can get with Mr. Salazar.

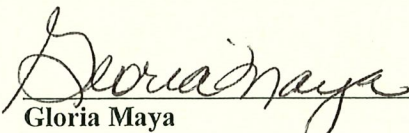
8. ADJOURNMENT

APPROVED THIS 17th DAY OF MARCH 2023.



Yolanda Lucero
Chairperson

ATTEST:



Gloria Maya
Town Clerk-Treasurer

