

# Town of Mesilla, New Mexico

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION  
(PZHAC) WILL HOLD A REGULAR MEETING AT THE MESILLA TOWN HALL,  
2231 AVENIDA DE MESILLA.  
MONDAY-SEPTEMBER 18, 2023, AT 6:00 PM**

## MINUTES

Madam Chairperson Lucero: Ok, let's go ahead and get started, today is September 18th, 2023, and it is 6pm. We are here for the Planning and Zoning and Historical Appropriateness Commission regular meeting. First item is the pledge of allegiance, if everybody could please stand up.

Members: I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible with liberty and justice for all.

Madam Chairperson Lucero: Our next item is roll call to determine a quorum. Mr. Salazar.

Mr. Salazar: Commissioner Jones?

Commissioner Jones: Present.

Mr. Salazar: Commissioner Walkinshaw?

Commissioner Walkinshaw: Present

Mr. Salazar: Chairperson Lucero?

Madam Chairperson Lucero: Present.

Mr. Salazar: Commissioner Salas?

Commissioner Salas: Present.

Mr. Salazar: Commissioner Rockstraw?

Commissioner Rockstraw: (no response)

Mr. Salazar: Madam Chair, you have quorum.

Madam Chair Lucero: Our next item is changes and approval of agenda. Are there any changes? I hear none, then I will accept a motion to approve.

Commissioner Jones: slow move

Commissioner Walkinshaw: second

Madam Chair Lucero: ok, slow moved by Commissioner Jones and seconded by Commissioner Walkinshaw. Call for the vote please, Mr. Salazar.

Mr. Salazar: Commissioner Jones?

Commissioner Jones: yes

Mr. Salazar: Commissioner Walkinshaw?

Commissioner Walkinshaw: yes

Mr. Salazar: Madam Chair Lucero?

Madam Chair Lucero: yes

Mr. Salazar: Commissioner Salas

Commissioner Salas: yes

Mr. Salazar: Madam Chair, motion passes

Madam Chair Lucero: The public is invited to address the commission regarding items listed on the agenda as allowed by the chair. You can also email your comments to [clerktreasurer@mesillanm.gov](mailto:clerktreasurer@mesillanm.gov) at least seventy-two (72) hours prior to the meeting.

Madam Chair Lucero: are there any public input? There is no public input, then we will move forward.

The next item is approval of consent agenda. This consent agenda includes the Planning and Zoning Historical Appropriateness Commission minutes on September 5<sup>th</sup>, 2023. Can I get a motion to approve?

Commissioner Jones: slow move

Commissioner Salas: second

Madam Chair Lucero: first motion by Commissioner Jones and second by Commissioner Salas. Call for the vote please, Mr. Salazar.

Mr. Salazar: Commissioner Jones?

Commissioner Jones: yes

Mr. Salazar: Commissioner Walkinshaw?

Commissioner Walkinshaw: I wasn't present, so I can't vote on it.

Mr. Salazar: Ok, noted. Madam Chair Lucero?

Madam Chair Lucero: yes

Mr. Salazar: Commissioner Salas

Commissioner Salas: yes

Mr. Salazar: Madam Chair, motion passes

Madam Chair Lucero: ok, next item is a business case, license number 1138 at 2424 Calle de Parian. This is submitted by Page Coleman, Mr. Salazar please.

Mr. Salazar: this is a home occupation request, business license number 1138. Located at 2424 Calle de Parian and was submitted by Page Coleman. Mrs. Coleman is approval for a home occupation license to start a business, Coleman Gallery Contemporary Art. It is zoned, Historical Residential.

Mrs. Coleman is looking for approval for a home occupation. There is plenty of room on her property for parking. Mrs. Coleman is requesting to have a showroom approximately 600-650 square feet from part of an existing guest house.

Mrs. Coleman has submitted all pertinent information and documents. I have verified all of street parking. There are other similar businesses within the Town of Mesilla, artisan/gallery; 18.52.040 Sec 4. I stand by for any questions.

Madam Chair Lucero: I accept the motion to accept business case 1138.

Commissioner Walkinshaw: slow move

Commissioner Salas: second

Madam Chair Lucero: ok, first move by Commissioner Walkinshaw and second by Commissioner Salas. I open it up for discussion Commissioners.

Commissioner Walkinshaw: I have one question, as she checked off the home occupation checklist. There will be only one unlit sign. I was just reading the code on that, and it stated a bit awkward to me. It says 1 and 1 and a half, kind of through me off.

So, my assumption is, doesn't she have to apply for a sign permit?

Mr. Salazar: If she wants to put a sign on her property, then yes. It will need to be 1 and 1 ½ feet.

Madam Chair Lucero: Mr. Maese, do you have anything to add?

Inspector Maese: good afternoon, Madam Chair and Commissioners. The only thing I have is one question and I am going to open this up for the commission. In reviewing the packet, I noted that the occupant wishes to establish her business within a "casita" which is not a primary residence. There is primary main house and then there is the "casita". Now it could be a matter of interpretation, but it is my interpretation that the business has to be in the main dwelling area. If it is going to be considered a home occupation.

So, it is not so much a building code situation, but I am just throwing it out there for discussion.

Madam Chair Lucero: thank you Mr. Maese.

Commissioner Salas: I really don't have a problem with this, as far as what this commission has approved and what the trustees approved last week. It is far more a home occupation than the bicycle that passed last week.

I don't have any issues with this.

(public) Excuse me, may I say something?

Madam Chair Lucero: please come to the podium if you wish to say something. Please state your name for the record.

Page Coleman: My name is Page Coleman. I want to verify, there are 3 buildings on the property, and one is the "Casita" and that has a kitchen. I have the main house which is on the right side as you enter the courtyard, and it has a full kitchen.

The guest house, I think I call it an apartment. It has a bedroom, a bath and then the rest is the living room which I think is more like 500 square feet rather than 600. There is no kitchen and no plumbing.

When I moved here, all of my artwork in my office in my home. There is no room in my home to have my little gallery. So, I think that was it. I do not rent that guest house. It is just for friends and family, bedroom and a bathroom. So, if that helps.

Madam Chair Lucero: thank you very much. Ok, any other discussions? Call for the vote.

Mr. Salazar: Commissioner Jones?

Commissioner Jones: yes

Mr. Salazar: Commissioner Walkinshaw?

Commissioner Walkinshaw: yes, as long as they meet all the conditions and requirements in the code.

Mr. Salazar: Madam Chair Lucero?

Madam Chair Lucero: yes

Mr. Salazar: Commissioner Salas?

Commissioner Salas: yes

Mr. Salazar: Madam Chair, motion passes

Madam Chair Lucero: Ok well that looks like that is it. We will move on to Commissioner and staff comments. Commissioners/Staff, any comments?

I want to say thank you to the town of Ruidoso for training. It was amazing. I learn something every time I go. I so encourage our commissioners to attend every time they can.

Mr. Salazar: I don't have anything Madam Chair.

Madam Chairperson Lucero: ok, I will accept a motion to adjourn.

Commissioner Walkinshaw: Slow Move

Commissioner Salas: Second

Madam Chairperson Lucero: ok, motion by Commissioner Walkinshaw and second by Commissioner Salas. Call for the vote please.

Mr. Salazar: : Commissioner Jones?

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw?

Commissioner Walkinshaw: Yes.

Mr. Salazar: Chairperson Lucero?

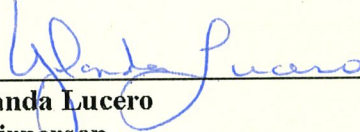
Madam Chairperson Lucero: Yes.

Mr. Salazar: Commissioner Salas?

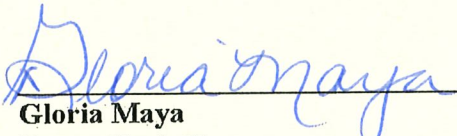
Commissioner Salas: yes

Mr. Salazar: Madam Chair, 4 to 0, let's go home.

Madam Chairperson Lucero: thank you to the public for attending.

  
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**Yolanda Lucero**  
**Chairperson**

**ATTEST:**

  
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**Gloria Maya**  
**Town Clerk-Treasurer**



