

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-OCTOBER 16, 2023, AT 6:00 PM

MINUTES

COMMISSIONERS

Yolanda Lucero, Chairperson
Davie Salas, Commissioner
Eric Walkinshaw, Commissioner
Dan Jones, Commission Secretary

STAFF

Eddie Salazar, Community Development Coordinator (CDC)
Thomas Maese (CID Inspector Supv)

PUBLIC

Gary Sandler	Trina Witter
Catherine Walkinshaw	Edith W.
Susan Krueger	Rosemary M.
Andrea Bryan	Mary H R.
Kennet Magoon	Guillermo Acosta

ITEM 1. PLEDGE OF ALLEGIANCE

Madam Chair Lucero - Welcomed everyone to attend the meeting and for the record she identified it was a PZHAC meeting and the date/time was October 16, 2023 at 6pm.

Asked for everyone to please rise and led the pledge of allegiance.

ITEM 2. ROLL CALL AND DETERMINATION OF QUORUM

Madam Chair Lucero - Requested Roll Call

Eddie Salazar (CDC)

Roll Call Commissioner Jones – Present
 Commissioner Walkinshaw – Absent
 Madam Chair Lucero – Present
 Commissioner Salas – Present
 Commissioner Rockstraw – Absent

Quorum was established.

ITEM 3. CHANGES/APPROVAL OF AGENDA

Madam Chair Lucero - Requested a motion to approve.

- 1st Motion to approve - Commissioner Jones.
- 2nd Motion - Commissioner Salas.

Vote

- Commissioner Jones – Yes
- Commissioner Walkinshaw – Yes
- Madam Chair Lucero – Yes
- Commissioner Salas – Yes

Motion passes 4 – 0.

ITEM 4. PUBLIC INPUT

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 at least seventy-two (72) hours prior to the meeting. Is there any public input?

Catherine Walkinshaw – stated the agenda was not posted on the town website.

Susan Krueger – 18.33.110 – has standards for alterations and applies to any structures in historic zone. So whatever was set up with 2215 Calle de Guadalupe, will fall under this ordinance. Thanks

Madam Chair Lucero - If no more input. Moved to consent agenda. Approve the minutes form October 2, 2023 PZHAC meeting.

ITEM 5. APPROVAL OF CONSENT AGENDA

- 1st Motion to approve - Commissioner Salas
- 2nd Motion - Commissioner Jones

Vote

- Commissioner Jones – Yes
- Commissioner Walkinshaw – no vote, was not present on 10/2 meeting
- Madam Chair Lucero – Yes
- Commissioner Salas – Yes

Motion passes 3 – 0.

ITEM 6. ACTION AND CONSIDERATION

- a. **PZHAC CASE#061643** – 2215 Calle de Guadalupe, submitted by John & Souheir Rawlings, requesting approval to replace door on north side of property with a window. Zone: Historical Residential (HR).

Mr. Salazar - This case was on our workshop and should be tabled as applicant will need to reapply with new set of plans.

1st Motion to table - Commissioner Salas

2nd Motion - Commissioner Walkinshaw.

Vote
Commissioner Jones – Yes
Commissioner Walkinshaw – Yes
Madam Chair Lucero – Yes
Commissioner Salas – Yes

Motion to table passes 4 – 0.

- b. **PZHAC CASE #061717** – 2270 Calle de Principal, submitted by Basilica of San Albino, requesting approval to construct a storage structure on property. Zone: Historical Commercial (HC).

Mr. Salazar – this request was tabled last time we met do to the question of all new construction needed to meet the 7 ft setback and not the 3 ft, firewall setback. It was determined that the plans for the 3ft setback and firewall in place does meet code according to 18.35.060.

1st Motion to table - Commissioner Jones.

2nd Motion - Commissioner Walkinshaw.

Commissioner Walkinshaw – asked about which door would be used to get inside the proposed storage structure. He understood, after it was explained the door to enter would be on the south side of the building furthest from Calle Principal.

What about the drainage, where is it going to go?

Mr. Maese (CID) – all the flow will be coming to the front in landscape irrigation. Because it is storage only, it does not require a drainage plan.

Commissioner Salas – I believe it has a French drain, to retain/collect into the landscape area.

Madam Chair Lucero – were no further questions, called for the vote.

Mr. Salazar (CDC)

Vote
Commissioner Jones – Yes
Commissioner Walkinshaw – Yes
Madam Chair Lucero – Yes
Commissioner Salas – Yes

- c. **PZHAC BUSINESS CASE #1156** – 1680 Calle de Alvarez, submitted by Gary Vau, requesting approval to open a restaurant business. Zone: Commercial (C).

Case was tabled due to not having included in packet the kitchen floorplan requirement.

1st Motion to table - Commissioner Salas.

2nd Motion - Commissioner Walkinshaw.

Vote
Commissioner Jones – Yes
Commissioner Walkinshaw – Yes
Madam Chair Lucero – Yes
Commissioner Salas – Yes

Motion to table passes 4 – 0.

ITEM 7. COMMISSIONER/STAFF COMMENTS

Mr. Salazar

Explained the reason why packets were sent out earlier in the week for commissioner to review. Asked for help to contact him whenever there are questions or concerns with the cases in advance and not wait till the day of to bring them up. Resolving all questions and concerns before the meeting will avoid tabling cases and having the applicant wait another 3 to 4 weeks to have his case approved.

Secondly, if the commission would consider approving cases with conditions. This again will avoid tabling cases unnecessarily. Example, business request is approved with the condition an approved floorplan must be submitted before a business license is obtained.

Commissioner Walkinshaw – in previous meetings has asked for a list of administrative approvals which is listed in our code. I have not seen it being included in our agenda.

Mr. Salazar – you will need to make that request to the mayor.

Madam Chair Lucero – it will have to go through proper channels with that.

Had some concerns about a Calle de Huertos, dust and weeds everywhere. Would like to submit a formal complaint, have attempted to call codes and not been able to do so.

Mr. Salazar – explained the process for reporting a violations. All calls needed to be filtered through our dispatch center. MVRDA will then dispatch a code officer to location. Your call will then be recorded with time and date.

Will forward your concern to the Marshall via email.

Commissioner Walkinshaw – showed concerned as well as he has also put in a comment about a trailer that is hooked up and appears to have someone living in it.

Mr. Salazar – send me an email so I can forward your concerns. Put it in writing. But again, the proper way is to call dispatch.

ITEM 8. ADJOURNMENT

1st Motion to approve - Commissioner Salas.

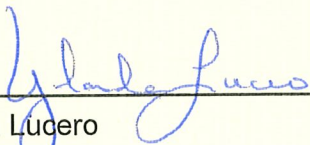
2nd Motion - Commissioner Walkinshaw.

Vote

Commissioner Jones – Yes
Madam Chair Lucero – Yes
Commissioner Salas – Yes
Commissioner Rockstraw – Yes

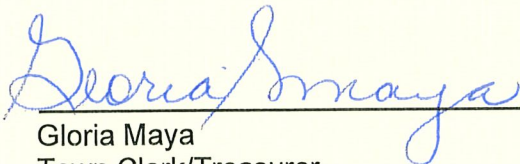
Motion Passes 4 – 0.

Meeting was adjourned.



Yolanda Lucero
Chairperson

ATTEST:



Gloria Maya
Town Clerk/Treasurer



