

Town of Mesilla, New Mexico

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION
(PZHAC) REGULAR MEETING AT THE MESILLA TOWN HALL,
2231 AVENIDA DE MESILLA.
MONDAY-MARCH 3, 2025, @ 6PM
(MINUTES)**

- COMMISSION -** Chairman Walkinshaw
Vice-Chair Alba
Secretary Miller
Commissioner Gallegos
Commissioner Mulvihill
Alternate Commissioner Alvillar
Alternate Commissioner Paz

 - STAFF -** Eddie Salazar-Community/Economic Director (CED)
Liana Aguirre-Historic Preservation Specialist

 - PUBLIC -** Andrea Bryan Greg Lester
Mary Lucero Bill/Janice Cook
Dasa Bausova Trina Witter
Mary H Ratje
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- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL AND DETERMINATION OF A QUORUM**

Commissioner Gallegos	Present
Commissioner Miller	Present
Chairman Walkinshaw	Present
Vice-Chair Alba	Present
Commissioner Mulvihill	Present
Alt. Commissioner Alvillar	Present
Alt. Commissioner Paz	Present

Quorum Established 5 of 5 voting commissioners

3. CHANGES / APPROVAL OF AGENDA

- 1st Motion to approve made by Commissioner Miller
- 2nd Motion to approve made by Commissioner Gallegos

Commissioner Gallegos	yes
Commissioner Miller	yes
Chairman Walkinshaw	yes
Vice-Chair Alba	yes
Commissioner Mulvihill	yes

Motion passes 5 – 0.

4. PUBLIC INPUT

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.

Mary Lucero – confused on how the Special Use Hearing from last meeting was voted. Why weren't all 5 commissioners required like a past case that was heard.

Permit approval process states all buildings/additions etc. need engineer stamped documents submitted. This is not what Mr. Salazar stated last meeting.

What is a SOP? Confused on what the purpose or process of it.

5. APPROVAL OF CONSENT AGENDA

**Note: Items on the Consent Agenda, indicated by an asterisk (*), will be voted on with one motion unless the commissioner requests that a specific item be removed for discussion.*

- a. ***February 18, 2025**, SUP Hearing Minutes/Regular Meeting Minutes
- b. ***Business License #1325** – 2201 Memory Ln, Silver City NM 88061. Requesting approval for a business license to conduct business in Mesilla as a construction contractor.
- c. ***Resolution 2025-19**, Hearing case # 061952 approval of car lift at 2662 Calle de Colon.

1st Motion to approve made by Commissioner Miller

2nd Motion to approve made by Commissioner Gallegos

Commissioner Gallegos	yes
Commissioner Miller	yes
Chairman Walkinshaw	yes
Vice-Chair Alba	no
Commissioner Mulvihill	no

Motion passes 3 – 2.

6. ACTION AND CONSIDERATION

- a. **PZHAC CASE #061951** –2714 Calle Cuarta, submitted by Reyna Palacios. Requesting approval to install solar panels on property. ZONE: Historic Residential. (HR)

1st Motion to approve made by Chairman Walkinshaw

2nd Motion to approve made by Commissioner Miller

Commissioner Gallegos	yes
Commissioner Miller	yes
Chairman Walkinshaw	yes
Vice-Chair Alba	yes
Commissioner Mulvihill	yes

Motion passes 5 – 0.

- b. **PZHAC CASE #061953** – 3080 Snow Rd, submitted by Greg Harding. Requesting approval to erect a metal structure on property. ZONE: Rural Farm (RF).

1st Motion to approve with the condition that the driveway to the structure meets fire code or any other agency made by Chairman Walkinshaw

2nd Motion to approve made by Commissioner Miller

Commissioner Gallegos	yes
Commissioner Miller	yes
Chairman Walkinshaw	yes
Vice-Chair Alba	yes
Commissioner Mulvihill	yes

Motion passes 5 – 0.

Original 1st Motion to approve made by Commissioner Miller

2nd Motion to approve made by Commissioner Gallegos

Commissioner Gallegos	yes
Commissioner Miller	no
Chairman Walkinshaw	no
Vice-Chair Alba	yes
Commissioner Mulvihill	yes

Motion passes 3 – 2.

- c. **SIGN PERMIT #061958** – 2461 Calle de Principal, submitted by Irma Chavez-May. Requesting a sign permit. ZONE: Historic Commercial (HC).

1st Motion to approve made by Commissioner Gallegos

2nd Motion to approve made by Commissioner Miller

Commissioner Gallegos	yes
Commissioner Miller	yes
Chairman Walkinshaw	yes
Vice-Chair Alba	yes
Commissioner Mulvihill	yes

Motion passes 5 – 0.

- d. **PZHAC PERMIT POLICY** - Mesilla Town Code (MTC) 15.15.030 building permit approval process.

1st Motion to approve made by Commissioner Gallegos

2nd Motion to approve made by Commissioner Miller

Commissioner Gallegos	yes
Commissioner Miller	yes
Chairman Walkinshaw	yes
Vice-Chair Alba	yes
Commissioner Mulvihill	yes

Motion passes 5 – 0.

7. DISCUSSION – WIRELESS TELECOMMUNICATION FACILITIES-MTC 18.54 – discussion proposed amendments/ideas.

Commission discussed proposed changes to ordinance. The draft is a working document and should expect changes before final proposed draft is presented to the commission. Take aways from discussion:

- 18.54.030(C) – Town of Mesilla should not be exempt from code
- 18.54.040(K)(4) – PZHAC could request antenna to be screened inside a proposed structure to meet code requirements
- 18.54.040(M) – Town of Mesilla reserves the right to request public signage on structure(s) such as murals and town name.
- 18.54.040(P) – need to establish view corridors
- 18.54.040(R)(2) – Remove ballon testing and part of visual model testing
- 18.54.050(C)(D) – set back to cell tower should be established based on maximum height of 3 carriers regardless of how many are being proposed.
- 18.54.060(C)(2)(d) – PZHAC reserves the right to request additional distance to avoid negative impact from any view corridors
- 18.54.060(D) – Wireless communication Facilities allowed in Commercial zone as long they are architecturally intergraded with existing buildings. Should it be considered in the HR as well under these conditions.
- 18.54.070(B)(13) – Mesilla approved notification letters should be mailed by Applicant.
- 18.54.090 – is 15% review fee enough to pay for professional services
- Should there be a distant requirement from all schools?

8. COMMISSIONERS / STAFF COMMENTS

CED Salazar – stated alternate commissioners will need to be sworn in before next meeting. He will contact them and set appointment to stop by town hall. PZHAC Chairman has the authority to swear in testimony on all PZHAC hearings.

Addressed comments made during public input. PZHAC only needs 3 members to have a quorum and have consideration for approval on items on the agenda.

PZHAC is a recommendation commission to the Board of Trustees. Previous case mentioned motioned did not carry with a 2-2 vote. BOT needs a recommendation, whether it be an approval or denial. This is why alternates were implemented to avoid this from happening. Although it is our intent to have all 5 seats on the commission vote to avoid a motion from not carrying, it is not a requirement.

Engineer stamp requirements are ONLY necessary for property plats with proposed structures within 5 feet of setbacks. Staff authorized to waive this requirement if proposed structures is more than 5 feet.

An SOP is a term used for a standard operating procedure or policy as mentioned in our code. PZHAC to create a policy for administrative approval process. To include report historic administrative approvals to PZHAC.

9. ADJOURNMENT @ 7:23pm

1st Motion to approve made by Commissioner Mulvihill

2nd Motion to approve made by Commissioner Alba

Commissioner Gallegos	yes
Commissioner Miller	yes
Chairman Walkinshaw	yes
Vice-Chair Alba	yes
Commissioner Mulvihill	yes

Motion passes 5 – 0.

NOTICE

If you need any accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us on 524-3262 at least 48 hours prior to the meeting.

Posted on **2/27/2025** at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Lucky's Food Mart - 2290 Avenida de Mesilla; and the U.S. Post Office – 2253 Calle de Parian; Mesilla website <https://www.mesillanm.gov/minutes-agendas/>


Gloria Maya – Town Clerk/Treasurer


Eric Walkinshaw – PZHAC Chairman

