



PLANNING
&
ZONING
DEPARTMENT

TOWN OF BERNALILLO
"The City of Coronado"

**Planning and Zoning
Director**

Janet Cunningham-
Stephens

Building Official

Joseph Benney

**Code Compliance
Officer**

Jerry Lujan

**Administrative
Assistant/GIS Tech**

Alana Lovato

**Planning and Zoning Commission
AGENDA**

**Regular Meeting
Tuesday, March 7, 2017
6:30 p.m.**

PLANNING
&
ZONING
COMMISSION

Juanita Duran
Chairperson

Joseph Moreno
Vice-Chair

Mary Rose Abousleman

Sandra Candelario

Joyce Cordova

James Hooper

Raul Montano

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - February 7, 2017
5. SWEARING IN OF WITNESSES
6. PUBLIC HEARING
 - a) ETZ SumP 17-001 Summary Plat: Applicant - Curtis Mummau, represented by Alpha Pro Surveying LLC (Agent). Request for approval of a Summary Plat within the Three-Mile Extraterritorial Zone (ETZ) of the Town of Bernalillo, combining two (2) lots into one (1) new lot and vacating a portion of a private access and public utility easement, within the Felipe Gutierrez Grant, situate in projected Section 28, Township 13 North, Range 4 East, New Mexico Principal Meridian (NMPM), Sandoval County, New Mexico, and containing 3.9021 acres.
 - b) CUP 17-003 Conditional Use Permit: Applicant - Mireya Navarrete. Request for approval of a Conditional Use Permit for an eating and drinking establishment (La Michoacana Paletozon) to be located at 133 S. Camino del Pueblo, Bldg. A, having the legal description: Map 10, Tract 6E, Section 32, Township 13 North, Range 4 East, New Mexico Principal Meridian (NMPM), Town of Bernalillo, Sandoval County, New Mexico, zoned C-1 (Retail Commercial) and situated on approximately 0.619 acres.

c) CUP 17-004 Conditional Use Permit: Applicant - Victor Loya.

Request for approval of a Conditional Use Permit for a new and used tire shop to be located at 223 W. US Highway 550 (former carwash), having the legal description: Lands of Public Service Land Company, Map 7, Tract 119 B2B1B, Town of Bernalillo, Sandoval County, New Mexico, zoned C-1 (Retail Commercial) and situated on a parcel of approximately 2.01 acres.

d) CUP 17-005 Conditional Use Permit: Applicant - NMR LLC, represented by Modulus Architects (Agent).

Request for approval of an Amended Conditional Use Permit for an eating and drinking establishment (Dunkin Donuts/Baskin Robbins Dual Brand Restaurant with drive-up service window) located at 195 E. US Highway 550), having the legal description: Lot 8, Lands of Jeanene Gross, Town of Bernalillo, Sandoval County, New Mexico, zoned C-1 (Retail Commercial) and situated on approximately 0.7309 acres.

e) VAR 17-002 Variance: Applicant - NMR LLC, represented by Modulus Architects (Agent).

Request for approval of a Variance to the number and size of signs allowed for the Dunkin Donuts/Baskin Robbins Dual Brand Restaurant with drive-up service window, located at 195 E. US Highway 550), having the legal description: Lot 8, Lands of Jeanene Gross, Town of Bernalillo, Sandoval County, New Mexico, zoned C-1 (Retail Commercial) and situated on approximately 0.7309 acres.

f) CUP 17-006 Conditional Use Permit: Applicant - Bosque Brewing.

Request for approval of an Eating and Drinking Establishment (microbrewery) at 834 W. Highway 550, Town of Bernalillo, Sandoval County, New Mexico, zoned C-1 Retail Commercial Zone.

NOTE: CUP 16-002 was approved on January 5, 2016 and has expired as per the Comprehensive Zoning Ordinance, Section 20.B.4.c.

7. DISCUSSION

a) Small Farm Animal Ordinance - Draft - Preliminary document review and public comment.

b) Public meeting date - Discussion regarding day and week of the hearing (proposal to move to the second week of the month)

8. COMMISSION BUSINESS

a. Department Updates:

- A Planning and Zoning Commissioner Training Workshop was held on February 22nd. The Mid-Region Council of Governments provided staff for the workshop. MRCOG provides training for agency members annually in April as well as other times throughout the year. The next annual training for local governments is on April 28th at the MRCOG office in Albuquerque.

- b. Project/Work Update:
- Alana Lovato, GIS Tech, is continuing to scan plats and plans into the PDS Laserfiche electronic filing system for record retrieval purposes.
 - Joe Benney and Jerry Lujan will be attending the Certified Erosion, Sediment and StormWater Inspector (CESSWI) class in Albuquerque on Tuesday, February 28. The class is being offered by Envirocert International and is related to the Town's Stormwater Management Program (SWMP).
- c. General Discussion:
- The Planning and Zoning Department issued twelve permits for the following: new construction (residential), a solar system installation, a swimming pool, a residential addition, a remodel, a reroof, and two portals between January 26, 2017 and February 16, 2017 for total fees of **\$8,717.92**.
 - Code Compliance: February 2017
1248 Calle Placitas and 1149 Calle Placitas were taken to municipal court for trash, litter and inoperative vehicles. Staff have been dealing with substandard housing units located at 1291 Calle San Ysidro, 455 Michelle Circle, 1429 Calle Baack, and 538 Michelle Circle. According to ordinance, housing is substandard if it is lacking proper utility service. Other compliance efforts involve 20 residential properties with overgrown weeds and trash in addition to the above-noted properties.
- d. Home-based Business Report:
- February -**
- Victoria Mauldin, Victoria Mauldin Art, 842 Vista Patron, zoning R-1, artist.
 - Carol Tepper, Visions Realty Plus, 1009 Prairie Zinnia, zoning R-1, realtor.
- e. Next Meeting: Regular Meeting - **April 4, 2017**

9. ADJOURNMENT