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3 **MINUTES OF A REGULAR MEETING**
4 **OF THE PLANNING & ZONING COMMISSION**
5 **OF THE TOWN OF BERNALILLO**
6 **HELD AT THE TOWN HALL**
7 **SEPTEMBER 2, 2008**

8 The Planning & Zoning Commission of the Town of Bernalillo met in Regular Session
9 within the laws and rules of the Town on September 2, 2008 at 6:30 pm.

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11 Commissioner Debbie Kilfoy, Chairman
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14 **Applicants / Members of Public Signed In:**

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16 Ronald Bohannon Eddie Frechette Bruce Segilman
17 Mary Kwapich Robbin Hartman Diane & Richard Costales
18 Margaret Valdez Sona Dawkins Fawn Dolan
19 Phillip & Linda Valverde Nick Mora Tom Hagan
20 Ron & Paula Brousseau Cherilyn J Peay Anthony Apodaca
21 Olivia Perez Mike Moloney Ron & Helen Abousleman
22 Vivian Perez Joan Griffin Steve Amiot
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24 The Planning & Zoning Assistant (Margaret Valdez), and Others, were also
25 present but not signed in.
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28 **1. CALL TO ORDER**

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30 Chairman Kilfoy called the meeting to order at 6:30 pm, and led those attending
31 in a recitation of the Pledge of Allegiance.
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34 **2. ROLL CALL**

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36 Commissioner Debbie Kilfoy Present
37 Commissioner Teresa Young Present
38 Commissioner Hazel Dameron Present
39 Commissioner Tom Wilson Not Present
40 Commissioner Georgina Chavez Present
41 Commissioner Cipriano Montoya Present
42 Commissioner Robert Satriana Present
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44 A quorum was present.
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3. APPROVAL OF AGENDA

The Chairman asked if all Commissioners had reviewed the Agenda, and asked if there were any changes to propose. No changes were proposed.

The Chairman entertained a motion to approve the Agenda as is. Commissioner Young so moved. Commissioner Chavez seconded the motion. All voted aye. The motion was carried.

4. APPROVAL OF MINUTES

There were no Minutes to review.

The Chairman entertained a motion to table approving the minutes of August 5, 2008 as amended. Commissioner Montoya so moved. Commissioner Dameron seconded the motion. All voted aye. The motion to table until next month was carried.

5. REPORTS

a) **Next Meeting**

Ms. Valdez informed the Commission that their next regular meeting was scheduled for October 7, 2008 all Commissioners voiced their assent.

6. ACTION ITEMS

a) **Conditional Use Permit – Bernalillo Tire (Phillp & Linda Valverde):** Applicant requests approval of a Conditional Use Permit for Bernalillo Tire, at the property located at 965 Highway 550.

The Chairman introduced the item to the Commission, and asked the applicant to present their request. The applicant briefly described the nature of his business: He has been a long standing resident and business owner in Bernalillo. His lease was not renewed and he has been using his mobile service to make means. He recently found a new location to lease. One neighbor was concerned about hazardous materials and debris being “dumped” on his lot adjacent to the new location. The business owner assured him everything would be properly contained and disposed of. A brief general discussion by the Commission ensued.

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The Chairman entertained a motion. Commissioner Wilson motioned to approve the request. Commissioner Young seconded the motion. All voted aye. The Motion to approve was carried.

- b) **Summary Plat – Lot Split-Lots 12A-E, Placitas Homesteads Subdivision (Sona Dawkins):** Applicant requests approval of a Summary Plat for a Lot Split of Lots 12A-E, Placitas Homesteads.

The Chairman introduced the item to the Commission, and asked the applicant to present their request. Ms. Dawkins briefly described the nature of her request. They are requesting to split their large tract into several smaller lots to sell for residential use, as well as keep one larger parcel. She explained that they are currently in the approval process with Sandoval County and that they have met all the requirements of the home owners association. All the lots except for one have direct access to the public roads. One lot had a 15 ft drive way that cuts from the borders of the adjacent properties. A brief general discussion by the Commission ensued. Some of the concerns of the commission were building encroachments on the arroyo on several of the lots, and the 15 ft. driveway being suitable for fire/police personnel. The Fire Marshal was present and gave his ok for the 15 ft. driveway.

The Chairman entertained a motion. Commissioner Young motioned to approve with that condition that a 20 ft, minimum, setback from the arroyo be maintained through the building process. Commissioner Montoya seconded the motion. All voted aye. The motion to approve was carried.

- c) **Summary Plat – Re-Plat, Lot 84-A-1-A, Sundance Mesa Subdivision (Lynn Bowness/Janice Newkirk-Bealhen Construction, agent):** Applicant requests approval of a Summary Plat for a Re-Plat of Lot 84-A-1-A, Sundance Mesa Subdivision.

The Chairman introduced the item to the Commission, and asked the applicant to present their request. The applicant’s agent briefly described the nature of her request. They are requesting to adjust the lot line in order to accommodate the home to be built on the abutting property. A brief general discussion by the Commission ensued.

The Chairman entertained a motion. Commissioner Chavez motioned to approve. Commissioner Dameron seconded the motion. All voted aye. The motion to approve was carried.

- d) **Summary Plat – Lot Split/Re-Plat, Tracts 99A, 98B, 125 & 124B, Lands of Vivian P. Perez (Lazaro Monclova/Olivia Perez-McClintock Surveying, agent):** Applicant requests approval of a Summary Plat for a Lot Split/Re-Plat of Tracts 99A, 98B, 125 & 124, Lands of Vivian P. Perez at the property known as 131 Vivian Lane.

The Chairman introduced the item to the Commission, and asked the applicant to present their request. Ms. Perez briefly described the nature of her request. She is requesting to adjust the lot line in order to accommodate a new addition to one of

1 the two homes on the property and to also rectify a situation from the past. The
2 homes were built on old lot lines and did not meet setback requirements. Re-
3 platting all the lots to create 3 legal lots and add an emergency easement
4 improved the property. A brief general discussion by the Commission ensued.

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6 The Chairman entertained a motion. Commissioner Chavez motioned to approve.
7 Commissioner Satriana seconded the motion. All voted aye. The motion to
8 approve was carried.
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10 e) **Preliminary Plat – 14 Lot & 2 Parcel Commercial Subdivision, Venada Plaza (south)**
11 **(Argus Development-Tierra West, agent):** Applicant requests approval of a Preliminary Plat
12 for a 14 Lot & 2 Parcel Commercial Subdivision, Venada Plaza (south).

13 The Chairman introduced the item to the Commission, and asked the applicant to
14 present their request. The applicant’s agent briefly described the nature of their
15 request. They were requesting preliminary plat approval for a large commercial
16 development. They had previously obtained SU zoning for a mixed used
17 development. The reason for the platting is in order to have separate lease/sales
18 for the business in the development. The platting would also create a public road
19 that would connect down to old Sheriff’s Posse Road and allow for better
20 connectivity in the area as well as fire and police emergency access to site
21 previously un-accessible. A brief general discussion by the Commission ensued.
22 Several neighbors voiced concerns regarding the drainage and grading, they were
23 referring to an un-related site.
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25 The Chairman entertained a motion. Commissioner Young motioned to approve.
26 Commissioner Chavez seconded the motion. A roll call vote was taken-TY-aye,
27 HD-aye, GC-aye, CM-nay, RS-nay. The motion to approve was carried.
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33 **7. DISCUSSION ITEMS**

34 Discussion items were presented and a general discussion by the commission
35 ensued.
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37 **8. ADJOURNMENT**

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39 The Chairman entertained a motion to adjourn. All voted aye. Motion carried and
40 meeting adjourned at 8:10 pm.