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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 **APRIL 6, 2010**
8

9 The Planning & Zoning Commission of the Town of Bernalillo met in Regular Session
10 within the laws and rules of the Town on April 6, 2010 at 6:30 pm.

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

15
16 Sheryl Russel
17 Margaret Geller
18 Bruce Seligman
19 Phillip Valverde
20 Lynda Valverde
21 James Pike
22 Mike Moloney
23 Steve Amiot
24 Gary Gritsko
25

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27 Tawnya Mortensen – the Planning & Zoning Assistant, and Others were also
28 present but not signed in, or their signatures were not legible.
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31 **1. CALL TO ORDER**
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33 Chairman Kilfoy called the meeting to order at approx. 6:30 pm, and led those
34 attending in a recitation of the Pledge of Allegiance.
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37 **2. ROLL CALL**
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39 Commissioner Debbie Kilfoy Present
40 Commissioner Tom Wilson Present
41 Commissioner Georgina Chavez Present
42 Commissioner Cipriano Montoya Present
43 Commissioner Robert Satriana Present
44 Commissioner Rita Last Present
45 Commissioner Christopher Hyer Present
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47 A quorum was present.
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1 **3. APPROVAL OF AGENDA**

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3 The Chairman asked if all Commissioners had reviewed the Agenda, and asked if
4 there were any changes to propose. Tawnya Mortensen informed the
5 Commissioners that Item B had been taken off the Agenda earlier in the day by
6 Mayor Torres due to a typo. Commissioner Hyer motioned to approve the agenda
7 with the removal of Item B. Commissioner Montoya seconded the motion. All
8 voted aye. The motion to approve the agenda was carried.
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12 **4. APPROVAL OF MINUTES**

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14 The Minutes for March 9, 2010 were submitted for approval. The Chairman
15 called for corrections. Commissioner Hyer motioned to approve as is.
16 Commissioner Chavez seconded it. All voted aye. The motion to approve was
17 carried.
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20 **5. REPORTS**

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22 a) **Next Meeting**

23 Ms. Mortensen informed the Commission that their next regular meeting was
24 scheduled for May 4, 2010. Ms. Mortensen also spoke about the MRCOG
25 Planning Commissioners Workshop that was coming up on April 23, 2010. She
26 informed the Commissioners that if they were interested in going to let her know
27 and she would RSVP.
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30 **6. ACTION ITEMS**

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32 a) **Variance – Signage (Bernalillo Tire Center, Applicant):** Applicant requests approval
33 of a Variance for a business sign with measurements that exceed the required
34 measurements. Property located on Lot 26, T13N R4E SEC30 NMPM. Aka 965 US
35 HWY 550 Suite A, Bernalillo, NM
36

37 The Chairman introduced the item to the Commission, and Mr. Valverde stepped
38 up to the podium and explained the reason for the Variance. He stated that knows
39 that the sign is bigger than the ordinance allows but he is basically replacing the
40 same size of sign that was there before from a previous business. Mr. Valverde
41 also stated that they had a sign company come in and size the sign to fit the size of
42 their building. He rents the largest building in that strip of businesses.
43 Commissioner Chavez stated that just because he has the biggest building doesn't
44 mean he needs a bigger sign. The other signs on the building are small and if he
45 puts that big of a sign, the other business signs will look even smaller.
46 Commissioner Montoya asked how many other businesses were there. Mr.
47 Valverde listed the others. Commissioner Montoya asked if Bernalillo Tire was
48 equivalent to three or four of those other businesses and Mr. Valverde said yes.

1 Commissioner Last asked if the sign would be above the other signs. Mr.
2 Valverde explained that their sign would be mounted on the building by there
3 business on the north side of the building. Commissioner Hyer restated the
4 question from earlier regarding if he was replacing a sign that was already there.
5 Mr. Valverde said yes, they were replacing the same size of sign from Parts Plus
6 that was there before Bernalillo Tire. He said that he thinks the letters are even
7 smaller than what Parts Plus had. Commissioner Hyer asked about the sign that is
8 already there on the east side of the building and if it would stay. Mr. Valverde
9 said yes that sign would stay. A brief discussion continued. Commissioner
10 Wilson talked about how they need to change what is done sign wise on 550 and
11 what is done on 313. He stated that every sign on 550 exceeds the size limit of
12 the sign ordinance. Commissioner Hyer asked if the checkered flags on both
13 sides could be taken off? Mr. Valverde said that he guessed they could come off
14 but it stays consistent with the other sign. Chairman Kilfoy stated that people
15 are driving by the business on Hwy 550 very fast and understands the need to be
16 seen by the public. Commissioner Wilson motioned to approve the Variance
17 without the checkered flags on the side. Commissioner Montoya seconded the
18 motion but said the flags had to stay. All voted aye. The motion to approve the
19 Variance as is was carried.
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21 **b) Summary Plat – Re-plat (Alpha Pro Surveying, Agent):** Applicant requests approval
22 of Re-plat for a Lot Line Adjustment. Properties located on Lots 40-A & 104, within
23 T13N R4E, NMPM, aka 1 Ridge Ct. Placitas, NM
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26 The Chairman introduced the item to the Commission, and asked the applicant to
27 present his/her request. Mr. Gritsko came forward and explained the reason for
28 the replat for a lot line adjustment. He explained that the owners have bought
29 Tract C which is 90% arroyo and they know that they can't build on it since it's in
30 a flood zone but they just want to have that property attached to theirs.
31 Commissioner Wilson asked what plans the owners had with the property. Mr.
32 Gritsko said that they only wanted to acquire it, they have no plans with it. A brief
33 discussion ensued. Commissioner Wilson motioned to approve the lot line
34 adjustment. Commissioner Hyer seconded the motion. All voted aye. The
35 motion to approve was carried.
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39 **c) Summary Plat – Re-plat (Alpha Pro Surveying, Agent):** Applicant requests approval
40 of a Re-plat for a Lot Line Adjustment. The purpose of the plat is to divide three existing
41 tracts into two new lots. Property located on Lots 1-A & 2-A, Block 1, Central Addition,
42 T12N R4E SEC6, NMPM, aka: 907 & 911 Calle San Lorenzo Bernalillo, NM
43

44 Mr. Gritsko stayed at the podium since he is the agent on this item as well as the
45 previous one. He stated that the applicant has a home on Lot 2A and has a manufactured
46 home on Lot 1A and it was never split like it should have been so they want to make it
47 right now. A brief discussion ensued. Commissioner Chavez motioned to accept the lot

1 line adjustment. Commissioner Hyer seconded the motion. All voted aye. The motion
2 to approve was carried.

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6 **7. DISCUSSION ITEMS**

7 None

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10 **8. ADJOURNMENT**

11 Meeting was adjourned at 6:53 pm

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