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3 **MINUTES OF A SPECIAL MEETING**  
4 **OF THE PLANNING & ZONING COMMISSION**  
5 **OF THE TOWN OF BERNALILLO**  
6 **HELD AT THE TOWN HALL**  
7 **APRIL 12, 2010**  
8

9 The Planning & Zoning Commission of the Town of Bernalillo met in a Special Session  
10 within the laws and rules of the Town on April 12, 2010 at 6:30 pm.

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

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16 No one signed in.  
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19 Tawnya Mortensen – the Planning & Zoning Assistant, and Others were also  
20 present but not signed in, or their signatures were not legible.  
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23 **1. CALL TO ORDER**  
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25 Chairman Kilfoy called the meeting to order at approx. 10:10 am, and led those  
26 attending in a recitation of the Pledge of Allegiance.  
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29 **2. ROLL CALL**  
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31 Commissioner Debbie Kilfoy	Present
32 Commissioner Tom Wilson	Present
33 Commissioner Georgina Chavez	Not Present
34 Commissioner Cipriano Montoya	Present
35 Commissioner Robert Satriana	Present
36 Commissioner Rita Last	Not Present
37 Commissioner Christopher Hyer	Not Present

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39 A quorum was present.  
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41 **3. APPROVAL OF AGENDA**  
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43 The Chairman asked if all Commissioners had reviewed the Agenda, and asked if  
44 there were any changes to propose. There were no changes to be made.  
45 Commissioner Satriana motioned to approve the agenda. Commissioner Wilson  
46 seconded the motion. All voted aye. The motion to approve the agenda was  
47 carried.  
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3 **4. APPROVAL OF MINUTES**  
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5           There were no minutes to approve.  
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8 **5. REPORTS**  
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10           There were no reports.  
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13 **6. ACTION ITEMS**  
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15 a) **Conditional Use Permit – Welding Business in a C1 Zone** (Larry Sandoval,  
16 Applicant): Applicant requests approval of a welding/fabrication business in a retail  
17 commercial zone. This will be the second business on this property. Property located on  
18 Lot 12B T13N R4E SEC32 NMPM, aka 136 South Camino Del Pueblo, Bernalillo, NM.  
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20           The Chairman introduced the item to the Commission, and Mr. Sandoval and  
21 Steven Gutierrez stood up. Chairman Kilfoy asked Mr. Sandoval what their hours  
22 of operation would be. Mr. Sandoval said they would be at the shop less than  
23 50% of the time. The rest of the time they would work on site and their hours of  
24 operation would be from 7am to 5pm. Chairman Kilfoy said she would like to  
25 make a stipulation that he doesn't do any welding past 7pm due to the arcing  
26 becoming annoying. Commissioner Satriana asked if he would be doing all the  
27 fabrication there and then taking it to the site. Mr. Sandoval said that they would  
28 only be doing small fabrication at the shop. Commissioner Wilson asked what  
29 kind of doors the shop had and where are they going to work. Mr. Sandoval  
30 explained it had regular size doors but are up to code. Commissioner Wilson  
31 asked about a fence and if there would be one to aid in flash protection. Mr.  
32 Sandoval said there is a fence on the north side. Commissioner Wilson asked for  
33 Mr. Sandoval to show him where everything is on the map. Mr. Sandoval came  
34 forward and explained the map to him. Tawnya Mortensen spoke about the call  
35 she received from the neighbor, Ms. Dome and that she expressed concern that  
36 this would be the third business on the property due to the trucks being parked  
37 there. Martha, from Martha's sewing shop stood up and explained that her  
38 husband does not park the trucks there any longer and that it wasn't his business,  
39 he just drives the trucks. She also said that the neighbors are only there from May  
40 until right after Wine Festival and the rest of the time they live in California.  
41 Commissioner Wilson asked what kind of flash protection will they have to keep  
42 the public protected from the flash. Mr. Sandoval said that all welding will be  
43 taken place inside the shop. Commissioner Satriana asked Ms. Mortensen if the  
44 fire department had looked at this business. She stated that yes, Mr. Sandoval had  
45 passed both fire and building code inspections. Chairman Kilfoy asked if anyone  
46 in the audience wished to speak on this matter. At that time, Mr. Amiot stood up  
47 to also represent Ms. Dome's concerns. He explained that she is concerned about  
48 the noise and the smoke. He suggested that there be a specific time that they stop

1 work before the evening dinner so that she and her husband could enjoy dinner  
2 out on their patio without the noise and the smoke bothering them. Mr. Amiot  
3 also brought up the point that a business like this should be in a M1 Zone, light  
4 industrial not in a C1 Zone. Chairman Kilfoy explained that was the reason for  
5 the Conditional Use Permit and since it's such a small scale of a business it could  
6 fall under a C1 Zone. Commissioner Wilson said that there should be a 6ft fence  
7 to block the welding flash from the public. He asked Mr. Sandoval to come and  
8 show him what a section of wall was that is attached to the carport. Mr. Sandoval  
9 came forward to show him. Commissioner Wilson asked that the wall be  
10 extended out a bit more in order to block the flash from the neighbors on the  
11 north. Mr. Sandoval said the wall comes out 14 feet already and could add  
12 another 6 feet onto it. Commissioner Wilson thought that would work out alright.  
13 Commissioner Wilson motioned to approve with the stipulation that no work will  
14 be done past 5pm and the 14 foot carport wall be extended another 6 feet in order  
15 to shield the neighbors from the smoke, flash and noise. Commissioner Montoya  
16 seconded the motion. All voted aye. The motion to approve with stipulations was  
17 carried.

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#### **7. DISCUSSION ITEMS**

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None

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#### **8. ADJOURNMENT**

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**Meeting was adjourned at 10:30 am**

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