1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES
   - June 4, 2019

5. SWEARING IN OF WITNESSES

6. PUBLIC HEARING
   a) CUP 19-004 CONDITIONAL USE PERMIT: Applicant - Lucia and Jens Deichmann.
      Requests approval of a Conditional Use Permit for the purpose of the indoor, growing and processing of cannabis/hemp at 201 Calle Industrial, legally described as Lot 7-B, Plat of Lots 7-A and 7-B, Bernalillo Industrial Park, Town of Bernalillo, Sandoval County, New Mexico, zoned M-1 (Light Industrial) and containing approximately 1 acre (as per Sandoval County Assessor records).

   b) CUP 19-005 CONDITIONAL USE PERMIT: Applicant - GHS Properties LLC., represented by Modulus Architects (Agent).
      Requests approval of a Conditional Use Permit for Eating and Drinking Establishments to be co-located at the @ Rio North Development, zoned C-1 (Retail Commercial), located at 820 US Highway 550, and legally described as At Rio North, Section 30, Township 13 North, Range 4 East, New Mexico Principle Meridian (NMPM), Town of Bernalillo, Sandoval County, and containing approximately 1.473 acres (as per Sandoval County Assessor records).

   c) VAR 19-004 VARIANCE: Applicant - Alma Armenta.
      Requests approval of a Variance to the Front-yard, Rear-yard and Side-yard Setback Requirements in the R-1A (Mixed Single-Family Residential) Zone, for the property located at 419 Melissa Road, and having a legal description as follows: Mountain View Estates, Block G, Lot 3, Section 32, Township 13 North, Range 4 East, New Mexico Principal Meridian, Town of Bernalillo, Sandoval County, New Mexico, containing 0.180 acres (as per Sandoval County Assessor records).
d) SumP 19-005 Summary Plat: Applicant - David & Lorrieann Urban, represented by Alpha Pro Surveying LLC (Agent).
Requests approval of a Summary Plat within the Three-Mile Planning and Platting Jurisdiction of the Town of Bernalillo, to adjust the lot line between Lots C & D and splitting one (1) existing lot (Lot D) into two (2) new lots (Lots D-1 & D-2) for the property located within Sandia Pueblo Grant, Lands of the Independent Baptist Church of Bernalillo, projected Section 6, Township 12 North, Range 4 East, New Mexico Principle Meridian (NMPM), Town of Bernalillo, Sandoval County, and containing approximately 2.82 acres.

7. COMMISSION BUSINESS
   a. Department Updates:
      • Staff are continuing to respond to verbal, walk-in and electronic complaints.
      • Suzanne Hathon is continuing to plan emergency response exercises with the Cities Response Initiative Program.
      • Staff is currently updating/revising application forms and the Town of Bernalillo Planning & Zoning website pages.
      • Alana Lovato will be attending the 2019 ESRI (GIS) Users Conference from July 8th through July 12th.
   
b. Project/Work Update:
      • The Zoning Ordinance Steering Committee met on June 18th, 2019 to review and discuss the overall proposed Comprehensive Zoning Ordinance update. A final draft will be distributed to the Planning Commission at today’s meeting and will be on August’s agenda for recommendation.
   
c. General Discussion:
      • Building Permit Activity: June 2019
         The Certified Building Official issued twenty-one (21) permits for the following: 4 re-roof permits, 2 new construction (residential) permits, 7 solar system installations, 2 porch permits, 1 mobile home permanent foundation permit, 1 residential remodel, and 3 other constructional permits. In addition, the first modular home permit in Town was also permitted. Between June 1, 2019 and June 28, 2019, a total of $8,103.67 in permit fees were collected.
      • Code Compliance: June 2019
         The Code Compliance Officer made 162 inspections of properties, closed 4 court cases, closed 24 cases, opened 14 new cases, re-opened 8 cases, and took 14 cases to court. Notices of Violation letters were also sent to 62 properties regarding weeds and/or outdoor storage and trash. There are 185 active cases being processed.

   d. Home-based Business Report: JUNE - None
   
e. Next Meeting/s: Regular Meeting - August 6, 2019

8. ADJOURNMENT