

MINUTES
Tuesday April 7, 2009
Planning and Zoning Commission Meeting
County Administration Building
1400 Highway 180 East
Silver City, New Mexico

Commissioners Present

Chair David Gershenson
Doug Abbott
Ken Foster
Teri Matelson
Gillian Sherwood

Commissioners Absent

Lori Ann Bonomo
Alice Jones

Staff Present

Alexandra Perrault
Luan Mitchell

The regular meeting of the Planning and Zoning Commission for the Town of Silver City was called to order at 7:00 p.m. by Chair David Gershenson. The Pledge of Allegiance was recited. A roll call of commissioners was taken and a quorum was present.

Approval of Agenda

Commissioner Foster moved to approve the agenda as written. Commissioner Abbott seconded the motion. All in favor, motion carried.

Approval of Minutes

Commissioner Foster moved to approve the Minutes as written. Commissioner Bonomo seconded. All in favor, motion passed.

Old Business

None

New Business

Public Hearings

VA 09-1 – request for a variance to allow a 0’ setback where a 20’ street setback is required (Table 151.033(B) of the Land Use Code). The property is located on a tract of land in a Residential A zone, addressed as 112 E. 17th St., and part of Block 1, Section 34 of the Silver Heights Subdivision. The applicant is Steve Reese.

There was no ex parte communication or conflict of interest on the part of any commissioner present. Alexandra Perrault presented the case explaining that the applicant is requesting the variance to the setback requirement in order to build a storage building to replace an existing one. His lot is very small and the house itself is approximately 18 feet into the setback. There is also a wall around the property that is in the street right-of-way. He would like to build the accessory building in line with the house, which would leave six to eight feet between the existing wall and the new building. Both the rear and side setback requirements would be met.

Chair Gershenson asked how the wall got constructed in the right-of-way and Ms. Perrault answered that it was there before the applicant bought the property. She said she had advised the applicant to apply for an encroachment permit sometime because if he ever intends to sell the property it will make it easier. Mr. Reese stated he will be using the same materials as the house to build the storage shed. When asked, he said the wall will stay but will be repaired where necessary.

Commissioner Abbott moved to approve the variance request and was seconded by Commissioner Matelson. The motion was passed by unanimous roll call vote.

Reports from Staff

Ms. Perrault mentioned that David Farley, who had been granted two variances for his property at 1701 Juniper, has decided to sell the house and will not follow through on the variances.

Reports from Commission

Commissioner Matelson asked if the fence that the commission required around a building at Mississippi and Gordon Streets had been installed. Ms. Perrault said she would check.

Community Input

None

Adjournment

Commissioner Abbot moved to adjourn the meeting. Commissioner Sherwood seconded the motion. All in favor, the meeting adjourned at 7:20 p.m.

David Gershenson
Planning & Zoning Commission Chair

June 2, 2009
Approved