

MINUTES
Tuesday November 3, 2009
Planning and Zoning Commission Work Session
Grant County Administration Building
1400 Highway 180 East
Silver City, New Mexico

Commissioners Present

Chair David Gershenson
Ken Foster
Teri Matelson
Alice Jones
Lori Ann Bonomo
Doug Abbott

Staff Present

Peter Russell
Luan Mitchell
Alexandra Perrault

Commissioners Absent

Gillian Sherwood

Other Town Staff Present

Members of the Public

Jim Goodkind
Rick O’Ryan
Mike Collins
Ida Baker
H. Gray
Bettie Newton

The work session of the Planning and Zoning Commission for the Town of Silver City to discuss the Land Use Code Task Force’s recommendations for revisions to the town’s land use code was called to order at 7:20 p.m. by Chair David Gershenson. The Pledge of Allegiance was recited. A roll call of commissioners was taken and a quorum present.

Peter Russell presented some changes to the standards for mobile home parks and the following were accepted: direct vehicular access to the site shall be provided by means of an approved public street; landscaping, fencing or other suitable barriers shall restrict direct access from individual spaces and facilities onto streets that are outside of the park; and, from each entrance and exit to the park all mobile homes and facilities for common use shall be accessible by sidewalks constructed to the standards specified in Section 5.4. Also, the area for recreational or open space shall be 15% of the gross site area of the park, instead of 5%, and 50% of that shall be located in one continuous area.

Peter also reported that he had asked Bud Melaney to ask someone from FEMA to come to Silver City to answer commissioners’ questions on floodway management. FEMA has travel restrictions so it was suggested that the commission meet at the annex, where maps can be consulted, for a telephone conference with the FEMA representative.

Commissioner Matelson again brought up the subject of sandwich board signs and passed out pictures she had taken of such signs in Silver City. Peter Russell assured her that none of the signs she had pictures of would meet the standards recommended. The question arose of whether one of the regulations should be whether the signs should be placed next to the curb or next to the business. Next to the business was recommended because there are already things such as street signs and lamp posts next to the curb, and

also there is more potential for someone to run into the sign if it is just outside the business's entrance. Chair Gershenson said he had notified Frank Milan of Main Street about the recommended regulations for sandwich board signs so that he could make his members aware of the possible changes.

Mr. Jim Goodkind asked if people will be prevented emergency escape by perimeter fencing at mobile home parks. Peter Russell answered that any plan for a new park will be reviewed by the fire marshal and that the purpose is to prevent vehicles from exiting or entering the park other than by official entrances and exits, so the barriers need not be very high.

Peter Russell said that Mr. McKinney is ready to present his PUD plan to the commission and asked if they wanted a work session before the public hearing to familiarize themselves with PUDs. All agreed it was a good idea and that the work session could be added to a regular meeting prior to the meeting when the PUD will be heard.

Commissioner Jones asked if it was really necessary to meet with someone from FEMA regarding the floodplain issues. Peter Russell said yes because it was FEMA that crafted the language and they can make clear the constraining issues. Also, any change needs to be approved by FEMA. Zan Perrault commented that she had spoken to Mr. Melaney and he said that there are whole workshops at conferences dedicated to this very subject, as it can be so confusing. It was suggested that the Town Council be invited to join the telephone conference.

No date was set for the next work session.

Adjournment

The meeting adjourned at 7:55 pm.

Approved:

David Gershenson
Planning & Zoning Commission Chair