



MINUTES

Planning and Zoning Commission

Tuesday, October 4, 2011
Grant County Administration Building
1400 Hwy 180 East
Silver City, New Mexico

Commissioners Present

Alice Jones, Chair
George Lundy
Alexandra Perrault
Sherry Clements
Nickolas Seibel

Commissioners Absent

Rodger Koest

Staff Present

Luan Mitchell, Planner
Jim Coates, Planner

The meeting of the Planning and Zoning Commission was called to order at 7:03 pm by Chair Alice Jones. The Pledge of Allegiance was recited. A roll call of commissioners was taken and a quorum was present.

Approval of Agenda

Commissioner Lundy moved to approve the agenda as presented. Commissioner Perrault seconded and the motion passed unanimously.

Approval of Minutes

Commissioner Clements moved to approve the minutes of the September 6, 2011, meeting. Commissioner Perrault seconded. Corrections and amendments suggested by Chair Jones and Commissioner Seibel were agreed to and the motion passed unanimously.

Old Business

None

Public Hearings

DA 11-01 A request for a Dimensional Adjustment to allow the boundaries between two adjacent tracts of land, held in common by the same owner, to be adjusted such that one tract results in no more than a 10% modification from the dimensional standard of a lot in Residential B as required by the Land Use and Zoning Code of 2010. The subject properties are 406 San Vicente Street and 212 Pinos Altos Street. The applicant is Tom McCoy.

There was no ex parte conversation or conflict of interest on the part of any commissioner.

Jim Coates presented the case to the commission, noting that the Town had received two phone calls with regard to the application, neither of which raised any objections. He explained that a Dimensional Adjustment allows for modifications of no more than 10% to the dimensional standards set by the Land Use Code. Mr. McCoy has a parcel of land consisting of two lots, both having residential structures. Mr. McCoy wishes to sell one lot and keep the one on which his house is situated. The required lot size is 5,000 square feet and his parcel can be divided into two lots of 5,000 square feet each, but because of the configuration of the land and the structures already on it, Mr. McCoy would not be able to construct the necessary handicap ramp to his front door. Mr. McCoy is asking the commission to allow one lot to be approximately 4,500 square feet, which would be 10% less than the requirement.

Mr. McCoy testified that the utility of the property will not be changed, but it would be a hardship not to be able to use his lot in the manner he proposes. Chair Jones asked to verify that the reduction in lot size would not be more than the 10% allowed by a Dimensional Adjustment. Commissioner Perrault asked to confirm there would still be room for two parking spaces on the smaller lot.

Ken Champlin, Ron Murray, Sara Boyett, Ardene Rickman, Nancy Champlin all testified in favor of approving the Dimensional Adjustment.

Commissioner Seibel moved to approve DA 11-01 as all necessary findings had been met. Commissioner Lundy seconded and the matter was approved by a unanimous roll-call vote.

New Business

None

Community Forum

Jim Coates gave some background on the five suggested concepts for the Penny Park rebuild. There are minor differences in each design, with design number five being the only one to retain the unburned structure that is still in the park. He encouraged people to come to the Community Development office to vote and/or make comments on the several designs.

Commissioner Seibel commented that he did not feel the rebuild of the park as proposed would be a “community-built” park as the last one was. He felt the process of asking “which design do you prefer?” is inferior to asking “What would you like to see?” He said he hoped people would make their wishes known in the next week.

Chair Jones also had comments on the proposals. She felt the designs were uninspired and that they should get more children’s input, possibly going into schools with the plans

and having focus groups of first graders, fifth graders, etc. She did not think the designs were balanced for different age groups. She said she spoke with Terry Anderson of the Early Childhood Program at Western New Mexico University, who apologized for not being able to make the meeting, but did give some comments. She and her top four administrators looked at the concepts in detail and they all felt concept number five was the best. Not only does it retain the wood dragon structure from before, but it is the most balanced between toddlers and older children. They all were disturbed by the loss of the amphitheater. Commissioner Jones felt that while it was under-utilized, it was the only outdoor performance space other than the gazebo at Gough Park. She commented that the big trees in the park are gone and there should be more shade, including a covered space for adults to sit and watch their children. She regretted the loss of the small spaces under the structures that the children loved to play in. A large sandbox was also a good feature that is missing.

Sue Been of Silver City spoke and offered pictures that she has from the original Penny Park build. She was very concerned that there was only one playground construction company involved and strongly felt more than one should have been consulted for ideas and bids.

Reports from Staff

None

Reports from Commission

None

Adjournment

Commissioner Seibel moved to adjourn the meeting. Commissioner Lundy seconded and the motion passed unanimously. The meeting was adjourned at 10:32 pm.

Alice Jones, Chair
Planning & Zoning Commission

Approved November 1, 2011