



MINUTES

Planning and Zoning Commission

Tuesday, February 7, 2012
Grant County Administration Building
1400 Hwy 180 East
Silver City, New Mexico

Commissioners Present

Alice Jones, Chair
George Lundy
Sherry Clements
Nickolas Seibel

Commissioners Absent

Alexandra Perrault
Rodger Koest

Staff Present

Peter Russell, Community Development Director
Jim Coates, Planner
Jaime Reading, Planner

The meeting of the Planning and Zoning Commission was called to order at 7:07 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 written. Commissioner Seibel seconded and the motion passed unanimously.

Approval of Minutes

Commissioner Seibel requested the following change to the minutes on page 2, the Reports from Commission Section; Commissioner Seibel's name was spelled incorrectly.

Commissioner Seibel moved to approve the minutes of the January 3, 2012, meeting as amended. Commissioner Clements seconded and the motion passed unanimously.

Old Business

None

Public Hearings

ZC 11-06: A request for a Map Amendment/Zone Change for a tract of land addressed as 1412 N. Bennett Street, Silver City, NM. The request is to amend the Official Zoning Map for that property described as Lots 6 and 8, Block 267 of the Fraser Addition from Commercial District to Mixed-use District. The applicant is Darlene Dawn Gray.

There was no conflict of interest or ex parte communication on the part of any commissioner. Three people were sworn in for testimony. Jim Coates presented the case and read the staff report. The applicant wishes to be allowed a Zone Change to change the zoning from Commercial to Mixed Use. Darlene Dawn Gray spoke as her own representative.

The Commissioners expressed concern with the amount of rezoning cases that have been brought before them recently. Commissioner Seibel asked the staff to explain why certain properties are being rezoned without the entire zone being changed. Mr. Russell agrees that the rezoning needs to be done but that limited resources make it hard to manage. The staff is trying to accommodate the requests that are being made without affecting neighbors who do not want a change. Mr. Russell stated the staff would like to rezone on a broader scale within the current calendar year. He also welcomed the suggestion that the Commission assist with resources and presenting the matter to the Town Council. Chairperson Jones also stated that the work load for the Commission would be reduced with the updated zoning. Commissioner Lundy stated that the Commission is being responsive to the homeowners in hearing the current individual zoning cases.

Commissioner Seibel moved to approve ZC 11-06 as it meets all four findings presented by staff; The proposed amendment is in substantial compliance with the Town's Comprehensive Plan; The proposed amendment will not adversely affect the implementation of the goals and policies of the Town's Comprehensive Plan; The proposed amendment will not adversely impact the public health, safety or general welfare and will promote the original purposes of the Land Use Code; and the proposed amendment provides additional flexibility in meeting the objectives of this Land Use Code without lowering the standards of the Land Use Code. Commissioner Lundy seconded the motion. The matter was passed by a unanimous voice vote.

ZC 11-07: A request for a Map Amendment/Zone Change for a tract of land addressed as 503 Spring Street, Silver City, NM, which is currently in two zoning districts. The parcel is described as part of Lots 1, 3, 5, 7, 9, 11, 13, and 15, Block 27 of the Fraser Addition. The request is to amend the Official Zoning Map for that portion of the property within the Commercial District to Historic Downtown Commercial District. The applicants are Robert and Marian Reimann.

There was no conflict of interest or ex parte communication on the part of any commissioner. Chairperson Jones disclosed that Mr. Ciano has represented her as a real estate agent in the past, most recently in 2003, but that fact has no bearing on her ability to preside or vote on the matter before the Commission. Three people were sworn in for testimony. Jim Coates presented the case and read the staff report. The applicant wishes to be allowed a Zone Change to change the zoning from Commercial to Historic Downtown Commercial, which is a mixed-use zone. Mr. Paul Ciano spoke as his clients' representative.

Chairperson Jones stated that the Historic Commercial District truly represents the character of the neighborhood near 503 Spring Street. The Commissioners would like to

present the map representing the properties affected by the zoning boundaries to the Town Council. Some properties, such as 503 Spring Street, are cut in half by the current zone boundaries.

Commissioner Clements moved to approve ZC 11-07 as it meets findings 1, 2, 4 and 7 presented by staff: The proposed amendment is in substantial compliance with the Town's Comprehensive Plan; The proposed amendment will not adversely affect the implementation of the goals and policies of the Town's Comprehensive Plan; The proposed amendment will not adversely impact the public health, safety or general welfare and will promote the original purposes of the Land Use Code; and the proposed amendment provides additional flexibility in meeting the objectives of this Land Use Code without lowering the standards of the Land Use Code. Commissioner Jones seconded the motion. The matter was passed by a unanimous voice vote.

New Business

A Notice of Intent to repeal the Bylaws of the Planning and Zoning Commission at the scheduled meeting for March, 6, 2012, was presented by Chairperson Jones.

Commissioners Jones and Lundy will be ending their respective terms in May and July. Chairperson Jones requested that staff schedule an election for Chairperson for the May 1, 2012 meeting. Commissioner Jones appealed to the public to apply for service on the Commission. Commissioner Clements stated that applicants do not need to possess a degree in planning, but do need to be residents of The Town.

Mr. Russell and Mr. Coates have met with the NM Department of Transportation regarding safety concerns at the Alabama Street/Hwy 180 intersection. The March 6, 2012 meeting of the Commission will be dedicated to a Community Forum regarding traffic and congestion of the Alabama Street Corridor.

Community Forum

None

Reports from Staff

Jim Coates introduced Jaime Reading as a new Planner for the Community Development Department.

Reports from Commission

Commissioner Lundy encouraged any interested citizens to apply for the Planning and Zoning Commission. Interested applicants can write a letter to the Mayor or complete an application with the Town Clerk at City Hall. Chairperson Jones commended Mr. Coates for the quality of his staff reports. Commissioner Seibel reminded citizens that Municipal Elections will be held on March 6, 2012.

Community Input

None

Adjournment

Commissioner Seibel moved to adjourn the meeting. Commissioner Lundy seconded and the motion passed unanimously. The meeting was adjourned at 8:12 pm.

Alice Jones, Chair
Planning & Zoning Commission

Approved March 6, 2012