



MINUTES

Planning and Zoning Commission

Tuesday, July 10, 2012
Town of Silver City Annex
1203 N Hudson
Silver City, New Mexico

Commissioners Present

Sherry Clements, Chair
Alexandra Perrault, Vice-Chair
Nickolas Seibel
Lita Furby
John Lawson

Commissioners Absent

John Tafoya
George Lundy

Staff Present

Jaime Reading, Planner

The work session of the Planning and Zoning Commission was called to order at 7:04 pm by Chair Sherry Clements. The Pledge of Allegiance was recited. A roll call of commissioners was taken and a quorum was present.

New Business

Chair Sherry Clements presented a list of the common issues heard by the Planning and Zoning Commission to the new Commissioners. The information is included as appendix A.

The Commissioners discussed ideas for future Community Forums involving issues such as Lighting, Parking and Infrastructure.

Adjournment

The work session was adjourned at 8:40 pm.

Sherry Clements, Chair
Planning & Zoning Commission

Approved September 4, 2012

Variance

Allows building/structure otherwise prohibited by strict LUC enforcement that results in practical difficulties or applicant hardship.

Cannot be used to sanction use prohibited by zoning.

Applicant has burden of proof for all 7 findings. Adequately informed & prepared?

P&Z makes final decision.

Zoning Change

Can change zoning boundaries or LUC text.

Applicant has burden of proof for at least 1 of 7 findings. Adequately informed & prepared?

P&Z makes recommendation to Town Council, which makes final decision.

Order of Hearing

Staff report/synopsis of application & staff recommendations

Questions of staff by Commission

Applicant testimony

Applicant witnesses: Testimony limited to 5 minutes, unless extended by chair

Questions by Commission

Applicant case concluded?

Witnesses asked to remain for additional questions.

Opposition witnesses testify

Witnesses may question prior testimony, but only through chair who determines if question is relevant and adds to evidence.

Chair asks applicant: "Is there anything else you wish to add to the record?"

If no, "Is this Hearing Board prepared to consider this application?"

Motion to approve, deny or go into closed session

Discussion & vote

Chair announces decision. "Written decision rendered within 15 days. Applicant has further 15 days to appeal decision to Town Council. Hearing concluded."