



MINUTES

Planning and Zoning Commission

Tuesday, July 7, 2015
Grant County Administration Building
1400 Hwy 180 East
Silver City, New Mexico

Commissioners Present

Sherry Clements, Chair
Carmon L. Steven
Susie Siedentop
Mischa Larisch

Commissioners Absent

Nickolas Seibel

Staff Present

Jaime L. Embick, Planner/Zoning Administrator
Erin Johnson, Secretary

The regular meeting of the Planning and Zoning Commission was called to order at 6:01pm by Chair Sherry Clements. The Pledge of Allegiance was recited. A roll call of commissioners was taken and a quorum of four commissioners was present.

Approval of Agenda

Commissioner Steven moved to approve the agenda as submitted. Commissioner Siedentop seconded the motion and it passed by unanimous voice vote of 4 to 0.

Approval of Minutes

Commissioner Steven moved to approve the minutes of the June 2, 2015 regular meeting. Commissioner Siedentop seconded and the motion was approved by voice vote of 4 to 0.

Commissioner Larisch moved to approve the minutes of the June 16, 2015 special meeting. Commissioner Siedentop seconded and the motion was approved by a voice vote of 4 to 0.

Public Hearings

CU 15-04: A request for a Conditional Use Permit to allow an organic candy factory in a Historic Downtown Commercial District (C-HD). Currently, this use is allowed in the C-HD District only with a Conditional Use Permit, according to the Land Use Code Table 3.2. The property is addressed as 305 S Texas Street, Silver City, NM. The applicant is the property owner, Janey Katz. Debra St. Claire is the owner of the candy company.

Commissioner Clements called for presenters to take the oath. Ms. Johnson gave three people the oath to provide testimony.

Commissioner Clements then asked if any commissioners had engaged in ex parte conversations, and three of the commissioners responded in the negative; Commissioner Clements stated she had spoken with Janey Katz, a personal friend, but no discussion of this hearing took place.

The Notice of Decision is attached as Appendix A.

Commissioner Steven made a motion to approve CU 15-04, a request for a Conditional Use Permit to allow an organic candy factory in a C-HD District and the location is 305 S Texas Street, Silver City, NM. The applicant is property owner Janey Katz; the owner of the candy company is Debra St. Claire. As it meets findings one through four: doesn't endanger the public health or safety; will not injure the value of adjoining or nearby properties; will be in harmony with the area in which it is located; and will be in conformity with the Town's Comprehensive Plan or other plans officially adopted.

There was no further discussion.

The motion was seconded by Commissioner Larisch and passed with a roll-call vote of 4 to 0.

Commissioner Clements thanked Mrs. St. Claire for bringing a new business to town.

New Business

None

Community Forum

Commissioner Clements discussed the usage of Community Forum for new members of the Planning and Zoning Commission.

Reports from Staff

Mrs. Embick welcomed new Commissioner Mischa Larisch. She reminded the commission that at the next meeting, elections will be held for chair and vice chair. There have been no applications for the August meeting, which will be cancelled and the next meeting will take place Tuesday, September 1, 2015. She also introduced Erin Johnson.

Reports from Commission

None

Community Input

None

Adjournment

Commissioner Larisch moved to adjourn the meeting. Commissioner Siedentop seconded, and was approved with a voice vote of 4 to 0. The meeting was adjourned at 6:29pm.

Sherry Clements, Chair
Planning & Zoning Commission

Date Approved