

1. 6:00 P.M. December 7, 2021 Planning & Zoning Commission Meeting Materials

Documents:

[2021 12 07 P AND Z MINUTES - SIGNED.PDF](#)



MINUTES

Planning and Zoning Commission

Tuesday, December 7, 2021
Grant County Administration Building
1400 Hwy 180 East
Silver City, New Mexico

Commissioners Present

Nickolas Seibel, Chair
Laszlo Sandor, Vice-Chair
Simon Wheaton-Smith, Commissioner

Commissioners Absent

None

Staff Present

James Marshall, Assistant Town Manager
Candice Baca, Community Development Director

The regular meeting of the Planning and Zoning Commission was called to order at 6:03 pm by Vice-Chair Sandor. The Pledge of Allegiance was recited. A roll call of commissioners was taken, and a quorum was present.

Approval of Agenda

Commissioner Wheaton-Smith moved to approve the agenda as submitted. Commissioner Seibel seconded the motion as stated and it passed by a unanimous vote of 3/0.

Approval of Minutes

Commissioner Wheaton-Smith moved to approve the minutes of the November 2, 2021 regular meeting as submitted. Commissioner Seibel seconded the motion and it passed by unanimous voice vote of 3/0.

Public Hearings

CU 21-02 A Conditional Use Permit Request for the property addressed as 502 East 17th Street, Silver City, NM to be used residential rental. This requires a Conditional Use Permit on the Highway Commercial District. Swearing in of parties and witnesses occurred, Mr. Nick Chavez Jr. and James Marshall was sworn in for the record. James Marshall presented the staff report for the Community Development Department. The applicant is the owner, Nick Chavez Jr. Applicant was present and responded to findings.

- “Notification of Property Owners” was discussed.

- Mr. Marshall stated that property owners within the required notification area were notified twice over the past several months by the Community Development Department as well as by the applicant.
- “Proposed Development” was discussed.
 - Mr. Chavez discussed this request would be the first step in development plans for two attached rentals which would benefit the community.
 - Commissioner Sandor asked for clarification on the site plan as he stated he could only see one rental housing unit on the plan and where would the second rental unit be located. Mr. Chavez stated that the existing metal building would be converted into a studio rental which would be attached to the one-bedroom rental unit.
- “Citizen Participation Report” was discussed with explanations provided by Mr. Marshall.
 - Mr. Marshall reported a neighbor to the property Ms. April Weitlauf, who was not present today, submitted concerns with setbacks, density, and runoff management in an email that was attached for review. Mr. Marshall reported Ms. Weitlauf was invited to go into the Community Development Department to review the record and request, however, he has had several phone calls with her regarding concerns. Mr. Marshall reported many of the concerns were not applicable to this step in the process and are not applicable to obtain a request for a Conditional Use Permit. Commissioner Wheaton-Smith agreed.
 - Mr. Chavez Jr. reported that he spoke to Ms. Weitlauf and invited her onto the property to discuss concerns she may have as he also extended this to other neighbors in the area. Mr. Chavez Jr. reported he has heard no other concerns from the neighboring residential property owners.

Commissioner Wheaton-Smith moved to approve as submitted and motion was seconded by Commissioner Seibel. Motion passed unanimously.

VA 21-01 Variance Request for property addressed as 1920 North Juniper Ave., Silver City, NM to allow existing structures to remain in the setbacks at this address. Swearing in of parties and witnesses occurred, Jason Collett, James Marshall, and Milo Lambert were sworn in for the record. Mr. Marshall presented the staff report for the Community Development Department. The applicant is the owner, Jason Collett. Applicant was present and responded to findings.

- “Property owners support” was discussed.
 - Mr. Lambert stated that he is a neighbor of Mr. Collett and he has visited the property on several occasions in which he expressed that the property would not be injurious the neighborhood surrounding the property and does not pose concerns of detriments to the public welfare.
 - Mr. Collett reported that he has not received negative feedback from neighbors but rather has received support on this variance.
 - Mr. Marshall reported one other citizen contact from owner within 300 feet of the subject property that expressed no concerns.

Commissioner Wheaton-Smith moved to approve as submitted and motion was seconded by Commissioner Seibel. Motion passed unanimously.

New Business

None

Community Forum

None

Reports from Staff

- Mr. Marshall introduced the new Director of Community Development, Candice Baca.
- Discussions of the Town Land Use Code were discussed.

Reports from Commission

None

Community Input

None

Adjournment

Commissioner Wheaton-Smith moved to adjourn the meeting. Commissioner Seibel seconded the motion as stated and the motion passed with a unanimous voice vote of 3/0. The meeting was adjourned at 6:39 pm.



Nickolas Seibel, Chair
Planning & Zoning Commission

Mar 22, 2022

Date






December Minutes

Final Audit Report

2022-03-23

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