

RUDY JARAMILLO
MAYOR
MARY LUCY BACA
CITY MANAGER



CITY OF BELEN
100 SOUTH MAIN STREET
BELEN, NEW MEXICO 87002
(505) 966-2730 • FAX (505) 864-8408
www.belen-nm.gov

WAYNE GALLEGOS
CITY COUNCILOR
JERAH R. CORDOVA
MAYOR PRO-TEM
MARY T. ARAGON
CITY COUNCILOR
DAVID CARTER
CITY COUNCILOR

CITY OF BELEN
PLANNING & ZONING COMMISSION MEETING
MINUTES
FEBRUARY 25, 2013

Chairman Rod Storey called the regular meeting of the Belen Planning and Zoning Commission meeting to order at 6:30 p.m.

Roll call being taken is as follows:

PRESENT: Chairman Rod Storey
Vice-Chair Dubra Karnes-Padilla
Commissioner Steven Fitzgerald
Commissioner Max Cordova
Commissioner Tom Greer

CITY STAFF: Lisa Miller, Zoning Enforcement Specialist
Steven Tomita, Planning & Zoning Director

OTHERS: Katharine Kelly, JMD-Del Rio, LLC
David Carter, Belen Consolidated Schools

APPROVAL OF AGENDA:

Vice-Chair Dubra Kanes-Padilla asked that Follow-up on Holiday Decorations-Storage & Utilization placed on the Agenda under Open Comments/Requests.

Commissioner Tom Greer moved to have the Agenda approved as requested..

Commissioner Max Cordova seconded the motion.

Motion carried.

APPROVE OF MINUTES:

The Minutes of January 28, 2013 were reviewed.

Vice-Chair Dubra Karnes-Padilla moved to approve the Minutes of January 28, 2013 as read.

Commissioner Steve Fitzgerald seconded the motion.

Motion carried.

ACTION ITEMS

A. REQUEST FOR A VARIANCE ON FRONT SETBACK AND FENCE HEIGHT RESTRICTIONS: BELEN CONSOLIDATED SCHOOLS- DAVID CARTER-AGENT.

Mr. David Carter informed the Commission that the Belen Consolidated Schools is requesting a variance on the height of a fence on a piece of property located at 630 E Reinken Ave. The schools acquired this piece of property a few months ago and their intention is to continue the fencing in the same manner as the present fencing located adjacent to this property, known as the Buss compound, the old Auges' Dealership. Although it is a see through fence it is also a six foot fence and not a four foot fence. Because of security reasons and the recent thefts and break-ins of City property, school property, MRGCD property it was felt that a six foot fence, instead of a four foot fence, would be more feasible plus the aesthetic value of matching and continuing the same type and design of the existing fence.

Commissioner Tom Greer said that he has seen that some of the fence is already up and asked if it would have the pointed tops like the existing ones.

Mr. Carter informed the Commission that there were two sections that are already up and the poles for the rest of the fence but they would not have the pointed tops. It will be similar but not a complete match.

Vice-Chair Dubra Karnes-Padilla asked if this was installed before asking for a variance.

Mr. Carter informed the Commission that the poles and two sections of the fence had been installed when they were notified that they were out of compliance so work was stopped immediately and the proper channels taken to request a variance.

Chairman Rod Storey asked if the property next door has a variance.

Mr. Carter said that he believed that the existing fence was grandfathered in.

Commissioner Tom Greer said that the setbacks are more attractive on this fence due to the fact there is no blocked visibility concerning the traffic flow going along River Rd. and it is more pedestrian friendly.

Mr. Carter said that the closest point to the side walk is ten feet. They were concerned about the new fiber optic cable in that area and decided to place the fence farther back as not to cause any issues with that.

Chairman Rod Storey asked if this would be primarily used for buss traffic for the buss compound or will it be used as a separate facility.

Mr. Carter said that it would be used as a separate facility. The busses come in on the north side through the Auge property, they have a current easement agreement, and it is the safest way for the busses. Their lease is up in two years and they are not sure what will happen then so they have set up some recessed gate areas in the fence so that the busses can completely pull off and on River Rd. without impeding traffic. Both gates are located back forty feet from the property line and will be open during school hours and closed all other times.

Commissioner Tom Greer said that he had seen where they had set the area for the gates back and that it seemed far enough back for a buss to completely get off of River Rd. before entering or leaving the compound. A four foot fence, from the security standpoint, would make it pretty impractical.

Chairman Rod Storey asked if the sides were being done also.

Mr. Carter informed the Commission that the sides and the back have already been done with a six foot chain link fence all around the compound.

Chairman Rod Storey asked Ms. Lisa Miller if she had received any responses from the property owners notified of this.

Ms. Miller said that she has received nothing.

Chairman Rod Storey asked Ms. Miller how this was brought to the Schools attention.

Ms. Miller said that she called them to inform them of the fence restrictions and how to apply for a variance.

Chairman Rod Storey asked if someone had called in that there was a fence going up.

Ms. Miller said that she goes by there every day on her way to and from work, noticed that they were putting up a fence and then called them to inform them of the fence requirements.

Ms. Katherin Kelly informed the Commission that she is a representative, Manager, of the adjoining property owner, the Del Rio Shopping Center, and was asked to find out what was going on with the fence and the adjoining property, and by what she had heard all of her questions have been answered and they have no problem with this kind of fence being placed there.

Vice-Chair Dubra Karnes-Padilla moved that the variance for the fence height be approved and that the Belen Consolidated Schools provide a key to the proper departments at City Hall for emergency entrance.

Commissioner Max Cordova seconded the motion.

Motion carried.

Vote was as follows:

Commissioner Tom Greer	Yes
Commissioner Max Cordova	Yes
Vice Chair Dubra Karnes-Padilla	Yes
Commissioner Steven Fitzgerald	Yes

OPEN COMMENTS/REQUESTS

REQUEST

UPDATE ON HOLIDAY DECORATIONS-STORAGE AND UTILIZATION

Vice Chair Dubra Karnes-Padilla asked Ms. Miller if she had gotten with Ms. Lenore Pena about the Holiday Decorations.

Ms. Lisa Miller said that she has not been able to get with Lenore to see where they were being stored and what shape they were in. She will do so before the next meeting.

OPEN COMMENTS

Steven Tomita informed the Commission that they had gotten with the engineers on the cost of the roundabout on Becker and was informed that the roundabout itself would be less expensive; however, with addition of wiring, etc., that the City would like to put

there, the cost would be back up to the original expense. It will not cost any more than the original cost.

Chairman Rod Storey asked if any of the business/property owners in the area have been contacted to see if they have any problems with it.

Steven Tomita said that it was not done as of yet. It will be done shortly. The Christopher Rd. project has been awarded to the contractor and will start after school has let out for the summer. The City has applied for multiple grants for several road improvements throughout the City, which include the Delgado Rd. sidewalks, the Main St. school crossing improvements by the Consolidated School Office Building, the continuation of Christopher Rd. to extend the road around the high school and come out on Delgado, the north Mesa Rd. where it curves just north of Joan Ct. where there have been numerous accidents and a few deaths, and also a co-op grant for City wide street improvements. At this time we are assessing what has been applied for by deciding what the time line is for the matching funds and project completion date.

Commissioner Max Cordova asked who assesses and decides the project priority.

Steven Tomita said that Public Works and the City Manager.

Commissioner Max Cordova asked if Aragon Rd is on the project list.

Steven Tomita informed the Commission that the City cannot apply for any funding/grants for Aragon Rd. Aragon Rd. is apparently not considered a collector road or an arterial road so therefore not qualified to funding projects according to the State.

Mr. Carter suggested that they check on that, because while he was at a COG meeting there were maps that identified the major collector/arterial roads and that Aragon Rd. was on that map.

Steven Tomita said that the City was going to apply for TIP funding on Aragon Rd. and was informed by the state that it did not qualify for that program, but he would check on that again.

NMLZO

Chairman Rod Storey asked if there was any information on the New Mexico League of Zoning Official's conference scheduled in Albuquerque and feels that the Commission members should try to attend.

Steven Tomita said that he will be going but that the information packet has not come yet. It is approved by the City Manager for conference registration and attendance of the Council and Commission's of the City.

Lisa Miller informed the Commission that she will forward the information to them as soon as she receives it. She attends these conferences on a regular basis to keep her

Zoning Official Certification with the state. The information packet should be in by the end of March.

Community Gardens

Vice-Chair Dubra Karnes-Padilla informed the Commission that the local Boy Scout Troop went to the Community Gardens on the weekend and cleared up the weeds, painted the bench and built two more boxes.

Agenda Items

Chairman Rod Storey would like the fence setbacks and height restrictions placed on the next agenda. It seems to be an issue lately and the Commission needs to review this.

Vice-Chair Dubra Karnes-Padilla would also like the Murals put on the Agenda.

Steven Tomita said that was a good idea because of our new Affordable Housing Plan. There are several different types of housing in this Plan and the fence requirements need to be looked at to accommodate this Plan.

Information

Commissioner Tom Greer asked Mr. Carter where the City and the School System were on the old Bus Compound being used as a Fire Department.

Mr. Carter admitted it has been going slow. The Board has asked for some information from the City. He has asked the City Manager to write up an agreement between the City and the School system to include in kind services and the length of the lease. The City Manager came up with a letter stating suggestions and specifically asked for the School System to come up with what they want in this agreement. It was presented to the School Board with the City's suggestions of in kind services, now it is up to the School Board to respond with something that would be mutually beneficial to both sides. There is now open dialogue between both parties and it is just a matter of time.

ADJOURNMENT

There being no further business to come before the City of Belen Planning & Zoning Commission, Commissioner Max Cordoba moved to adjourn.

Commissioner Tom Greer seconded the motion.

Motion carried.

The regular meeting of the City of Belen Planning & Zoning Commission adjourned at 7:00 pm.

Roderick Storey, Chairman

ATTEST:

Steven P. Tomita, Planning and Zoning Director