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CITY OF BELEN
PLANNING & ZONING COMMISSION MEETING
MINUTES
JUNE 8, 2015

Vice Chair Steve Ethridge called the regular meeting of the Belen Planning and Zoning Commission meeting to order at 6:00 p.m.

PRESENT: Chairman Tom Greer
Vice Chair Steve Ethridge
Commissioner Claudine Montano
Commissioner Debbie Thompson
Commissioner Gordon Reeves

CITY STAFF: Steven Tomita, Planning & Zoning Director

OTHER: Gloria Sanchez, Citizen
Jim Rende, Belen Mainstreet Group

APPROVAL OF AGENDA:

Commission Debbie Thompson moved to approve the Agenda.

Commissioner Claudine Montano seconded the Motion.

Motion Carried.

APPROVAL OF MINUTES:

The Minutes of the Regular Meeting of May 26, 2015 were reviewed.

Commissioner Gordon Reeves moved to approve the minutes.

Commissioner Debbie Thompson seconded the motion.

Motion carried.

PRESENTATION

Steven Tomita introduced Jim Rende and explained that he is an Architect and a part of the Belen Mainstreet partnership. They have been putting together a Visioning of what they want to see happening in the downtown area. This Visioning will be included in our Downtown Master Plan. He felt that it needed to be presented to the Commission for input, comments, ideas and suggestions. He also informed the Commission that the Chairman of the P & Z Commission is Vice Chair of the Belen Mainstreet Group.

Jim Rende informed the Commission that when he joined the Mainstreet Group he saw that they did not have a Vision Statement, Goal Statement or Mission Statement so he volunteered to do this. He started out by interviewing the Board of the Mainstreet Group and the next step is to go to the Community for their input. He will also need some input from the P & Z Commission. He will be putting a package together for them to review. When you start out you have to look at the big picture not individual areas. Some of the things that have come to light so far is the fact that people want Belen to reflect the local people, the culture, the history and be a place for the people of Belen and not a franchise town like the community to our North and any town USA. The other thing that was significant was the railroad aspect of this town. We will be looking at the concepts that meet those vision statements, for example, if we are going to do something with the railroad, what is it that we want to do. The Vision Statement needs to be the big picture and then you get into the steps of what you want to do to accomplish that. There are four aspects that might help with that and they are; form, the function of the vision, the economy and the time.

Steven Tomita said that was one of the reasons he requested Jim Rende to speak to the Commission. The vision statement is closely related to the Architectural design standards that the Commission is currently working on. They are very closely related.

Gloria Sanchez said that the City has a strong patriotism and many families with military backgrounds. The City also has a strong support for the First Responders (Fire Department) and feels that these things should be kept in my for the vision statement.

Steven Tomita said to maintain the commemoration on their memory.

Gloria Sanchez said yes.

PUBLIC HEARING WITH POSSIBLE ACTION

A. Amend Ordinance 1998-Alcoholic Beverages in Municipal Buildings and on Municipal Property.

Steven Tomita informed the Commission that this is a revision of the original that was forwarded to the Council. That one died at Council. Based upon input from Council and our Attorney, it has been re-written to where it exempts Becker and it requires anyone who wants to hold a function out on the street or sidewalk to acquire a Conditional Use permit, which the P & Z Commission would hear at a public hearing. It is very simple and to the point.

Chairman Tom Greer asked what would happen if Dalies Ave was added to it. There are a couple of possible locations that it could be done.

Commissioner Debbie Thompson would like to see Dalies added to that also.

Vice Chair Steve Ethridge said he would like to see Dalies added to the definitions where Becker is mentioned. He also went over a few more wording issues that he has found.

Steven Tomita said he would make those corrections and additions and some of the ones he has found in the definitions. He will provide the Commission with the revised edition that is going to be presented to the Council along with a Conditional Use form that will be provided.

Gloria Sanchez asked if this was just wine and beer and wanted to know if there was an admission charge for this.

Steven Tomita explained that the Ordinance allows alcohol to be served at special events like Rio Abajo, the Matanzas, etc. but, it does not allow a restaurant to have sidewalk seating where wine and beer are served with the meal. The changes we are requesting to the Ordinance would allow this, making Becker Ave. to be more attractive to businesses.

Gloria Sanchez said that she thinks it is a good idea. She explained what happened at the Matanzas this year at the area that had the beer. She wished thee Commission and the City good luck with this issue.

DISCUSSION/REVIEW

Architectural Design Requirements

Chairman Tom Greer said that this needs to be done in a much broader perspective then what they were trying to do in the first place. They need to look at the whole picture and not concentrate on detailed specifics.

Steven Tomita said they have to begin with the big picture first then later go back and be more specific for different areas. The big picture is first. The most controversial issue will more than likely be fencing. This will have to be addressed.

A discussion followed.

