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CITY OF BELEN
PLANNING & ZONING COMMISSION MEETING
MINUTES
JANUARY 11, 2016

Vice Chair Steve Ethridge called the regular meeting of the Belen Planning and Zoning Commission meeting to order at 6:30 p.m.

PRESENT: Vice Chair Steve Ethridge
Commissioner Claudine Montano
Commissioner Debbie Thompson

ABSENT: Chairman Tom Greer
Commissioner Gordon Reeves

CITY STAFF: Steven Tomita, Economic Development Services
Lisa R Miller, P & Z Administrator

PLEDGE OF ALLEGENCE

Vice Chair Steve Ethridge led the Pledge.

APPROVAL OF AGENDA:

Commissioner 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 December 28, 2015 were reviewed.

Commissioner Claudine Montano moved to approve the minutes.

DISCUSSION/REVIEW

Zoning Ordinance Review

Vice Chair Steve Ethridge asked where the Commission had left off the last time they were going over the Zoning Ordinance.

Lisa Miller informed them it was at the SU-1 Zone because they were discussing Crematories with Robert Noblin in attendance.

Steven Tomita informed the Commission that he would like to back up and go over the Becker Ave Zone. The Mayor was at the last meeting and spoke with me on this and wanted to expand on the Becker AVE Zone. He suggested that it be expanded to include the area of the property owners that are facing Reinken Ave between Main St and First St. Then change the zone from Becker Ave Zone to the Heart of Belen Zone.

The Commission was not clear on the boundary of the zone so it was explained in more detail.

This area would include Becker Ave, Dalies Ave, and Reinken Ave from Main St going East to First St. They all agreed that the change makes sense and to change the name to the Heart of Belen Zone.

Lisa Miller informed the Commission that she had provided them with the Mobile Home information that they requested and what the state statutes are concerning these homes.

Vice Chair Steve Ethridge asked the Commission if they had read over the Zoning Ordinance to continue the review. He feels that the Commission needs to read over them and jot down the things that they feel need to be changed before going on.

Commissioner Debbie Thompson said that a crematorium is now under the SU-1 Zone and wondered if there was a better place to put it.

Steven Tomita said that is what they were talking about the last time the Zoning Ordinance was discussed. He said that a distance from a residential home was discussed because that was one of the big issues that came up. This is an issue all over and many are limiting where it can go by using the distance from a residential area is the most common way they are doing it.

Vice Chair Steve Ethridge asked Steven if he has issues with the Zoning Ordinance that he feels needs to be addressed.

Steven Tomita said that he does. There are inconsistencies throughout the Ordinance. The Commission needs to address these major inconsistencies and change these. Then the Commission will need to go back over the Ordinance at a later date to make the major

changes that need to be done. These changes will need to correlate with the Downtown Master Plan, and the Redevelopment Plan, and the Comprehensive Plan.

Lisa Miller brought up the Manufactured housing again and said that the Commission needs to go over the restrictions there. Compare them to what the state statutes are and update that part of the Ordinances.

The Commission discussed this at length. Examples of situations involving Manufactured homes were presented. Regulations and restrictions were discussed. It was decided that the Commission would read over the Zoning Ordinances again and at the next meeting continue with the review at the meeting. This way they would be better prepared with the suggested changes. Some specific sections were suggested for the Commission to concentrate on.

OPEN COMMENTS/REQUESTS

Several Commissioners complimented the City Staff on the new City Limit Signs that have been put up.

Vice Chair Steve Ethridge asked if there was a contact person with DOT that we could get a hold of to have the lights on the information signs on the flyover by Wal Mart repaired.

Steven Tomita said that the staff would inform DOT at the next quarterly meeting. The City meets with DOT ever Quarter on issues.

Commissioner Debbie Thompson said that the trucks coming and going on Martha Jean are using an old entrance that was blocked. The fence is down and they are using it as an entrance again.

Pot holes were discussed and the Commission was informed to contact the water department with where they are located so that they can be placed on the list for repairs.

Steven Tomita informed the Commission on how he is working with the Schools to incorporate their old bus barn into a film studio so that the film companies that want to film here can use it to build their scenes, house their equipment, etc. One of the offices in the old City Hall is being looked at for a film production office. The City has set aside some funds to get the building rewired. This will encourage more filming in the area when they have a place for this. This can also bring in more tourism. Belen is set up better than anyone in the state for this according to the State film office. The old Recreation Center is being remodeled to become the Belen Business Center for small business start ups and special events. The City is taking steps to support what is here.

