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CITY OF BELEN
PLANNING & ZONING COMMISSION MEETING
MINUTES
MARCH 30, 2015

Chairman Tom Greer called the regular meeting of the Belen Planning and Zoning Commission meeting to order at 6:08 p.m.

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

ABSENT: Commissioner Debbie Thompson

CITY STAFF: Steven Tomita, Planning & Zoning Director
Lisa R Miller, Planning & Zoning Administrator

APPROVAL OF AGENDA:

Commissioner Claudine Montano moved to approve the Agenda.

Vice Chair Gordon Reeves seconded the Motion.

Motion Carried.

PLANNING & ZONING RE-ORGANIZATION

Steven Tomita informed the Commission that this is to be done on a yearly basis. This is for the Chairman and the Vice-Chairman.

Vice-Chair Gordon Reeves nominated present Chairman Tom Greer to continue as Chair.

No other nominations were received. Nominations were closed.

Vice- Chair Gordon Reeves moved to retain Chairman Tom Greer as Chairman.

Commissioner Claudine Montano seconded the motion.

Motion Carried.

Vote:	Commissioner Claudine Montano	Yes
	Vice-Chair Gordon Reeves	Yes
	Commissioner Steve Ethridge	Yes

Nominations for Vice Chair were opened.

Steve Ethridge nominated himself for Vice Chair.

No other nominations were received. Nominations were closed.

Commissioner Claudine Montano moved to appoint Steve Ethridge as Vice Chair.

Vice Chair Gordon Reeves seconded the motion.

Motion Carried.

Vote:	Commissioner Claudine Montano	Yes
	Vice- Chair Gordon Reeves	Yes
	Chairman Tom Greer	Yes

APPROVAL OF MINUTES:

The Minutes of the Regular Meeting of March 9, 2015, were reviewed.

Vice Chair Steve Ethridge moved to approve the minutes.

Commissioner Claudine Montano seconded the motion.

Motion carried.

ACTION ITEMS

- A. REQUEST TO CONTINUE THE CONDITIONAL USE: HUB CITY BREWING CO AT THE RAIL CAFÉ: TOM GREER-AGENT. Legal Description:** Township 5 North, Range 2 East, Section 18, Tract 46, Containing .83 acres, aka 202 Desoto Ave., Belen NM 87002.

Vice Chair Steve Ethridge took over the meeting due to the fact that the action item is being presented by Tom Greer.

Steve Tomita informed the Commission that a Conditional Use usually runs a year at a time unless the intended use is in place. The use has not been put into place so they are asking to continue the Conditional Use. They plan on having things up and running this year.

Commissioner Claudine Montano asked about the zone for this area.

Steven Tomita said that it was a Commercial- Residential (C-R) zone.

Tom Greer said that they were initially granted a wine and beer license, that his partners decided, in the end, not to execute it. It is now to be used for a craft brewery and this is part of the paperwork that is required by the State, for this license.

Commissioner Claudine Montano asked if this request will need to go before the Council.

Steven Tomita explained that a conditional use, variance, and issues like that only come before the Planning and Zoning Commission. Issues involving Annexations, Zone changes, Ordinance revisions, etc. go before the Planning & Zoning Commission and the City Council.

Commissioner Claudine Montano asked about parking and whether they would be moving the double wide trailer out to make room for parking.

Tom Greer said that they would not need to move the double wide. They did not need that when the Rail Café was open. They have permission from the Rail Runner to use their parking. The brewery will not be open all the time. The weekends and when the trains are running is when they planned on being open.

Commissioner Claudine Montano asked if the Rail Runner was going to take responsibility for any damages, etc. that can happen to any vehicle that is there for the Brewery.

Tom Greer said that they do. It is public property. Not to long ago they did a development plan for the Rail Café and surrounding property they own. It included a visitors' center, overnight lodging, and housing. It is a long term goal with an expensive price tag.

Vice Chair Steve Ethridge pointed out that the Owners Affidavit was filled out with a special use continuation and not a conditional use continuation and asked that this be corrected.

Lisa Miller said that she would do that after the meeting.

Commissioner Gordon Reeves asked if any alcohol has been served on the premises yet.

Tom Greer said no and with the economy the way it was the restaurant closed in 2008.

Commissioner Gordon Reeves asked if rezoning the property to C-1 would be more beneficial than an C-R.

Steven Tomita said that the existing homes and the plan that they have for multi uses for the property would not make it beneficial to the property owners to change it.

Commissioner Gordon Reeves moved to grant Tom Greer a continuation on the Conditional Use.

Commissioner Claudine Montano seconded the motion.

Motion Carried.

Vote:	Commissioner Claudine Montano	Yes
	Commissioner Gordon Reeves	Yes
	Vice Chair Steve Ethridge	Yes

DISCUSSION/REVIEW

Comprehensive Zoning Ordinance Changes/with recommendations for Council.

Steven Tomita informed the Commission that the changes, which they are working on, are highlighted in yellow. We do not have a Manufacturing uses in our Ordinances at this time and we need to have that type of zoning in Belen or we cannot allow any type of manufacturing within the City limits. We are trying to bring in manufacturing for the area. A new category within the Land Use Table also needs to be added for not only the manufacturing but for brewery's and wineries and what zones that those types of activities are allowed in.

This was discussed at length. The suggested columns that they feel need to be added are Boutique Winery; Craft Brewing on one line and Brewery; Winery on another line. Then add the M-1 column for the manufacturing uses. They then went over the suggested changes and additions to the Zoning Ordinances that are highlighted. The changes and additions were discussed at length and suggested changes and additions will be done and reviewed by the Commission at the April 13th meeting.

Lisa Miller will make all the changes and forward them to the Commission so that they may review them before the meeting of April 13th.

Steven Tomita informed the Commission that as they go through the Zoning Ordinance and work on each section, some of the changes done will also affect other sections of the

Ordinance. This is why there are several areas within the Zoning Ordinances that are highlighted.

OPEN COMMENTS/REQUESTS

Commissioner Gordon Reeves would like to see a copy of the Waste Management Contract with the City of Belen.

Chairman Tom Greer would also like a copy of it.

Lisa Miller informed the Commission of the two training opportunities that are coming up. All information on these trainings has been provided. The Commissioners were asked to review the information and let her know what ones the Commission will be attending. The NMLZO requires a registration fee and a deadline date. The MRCOG training does not have a fee but does ask that you RSVP.

Ms. Sheryl Nunez, a resident on Third St. next to Anna Becker Park, informed the Commission of the problems she is having in the neighborhood with parking. The City has provided ample parking around the park and she has been asking for years to have the other side of the road posted as being residential parking only. This is because she takes care of her handicapped mother and the only way she can get her into a vehicle is to take her out to the curb, because of the height of the vehicles, to get her into the car. There is always someone parked in front of my home that makes this impossible.

Steve Tomita informed Ms. Nunez that this needs to go before the City Council. He suggested that she present a petition signed by the neighborhood to the Council for consideration. It can then be sent to our attorney for review to see if it can be done legally, due to the fact that Third St. is a public road.

Ms. Nunez was informed by the Public Works Department Head to present this issue to the Planning & Zoning Commission, because nothing could be done until they changed the Ordinances to accommodate this. She would also like to have speed humps placed around the park due to the speed in the area.

Lisa Miller will give her the information that she will need and the petition for speed humps so that she can present them to the City Council.

ADJOURNMENT

There being no further business to come before the City of Belen Planning & Zoning Commission, Vice Chair Steve Ethridge moved to adjourn.

Commissioner Gordon Reeves seconded the motion.

Motion carried.

