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CITY OF BELEN
PLANNING & ZONING COMMISSION MEETING
MINUTES
AUGUST 26, 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
Commissioner Gordon Reeves
Commissioner Max Cordova
Commissioner Tom Greer

ABSENT: Commissioner Steven Fitzgerald

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

OTHERS: Mayor Rudy Jaramillo

The City of Belen Mayor addressed the Commission by introducing the Commissioner that would be taking Dubra Karnes- Padilla's place. The mayor introduced Gordon Reeves to the Commission and gave a brief background about Gordon.

Commissioner Gordon Reeves introduced himself and gave the Commission a background on himself and how he hopes that he will add to the P & Z Commission.

APPROVAL OF AGENDA:

Lisa Miller informed the Commission that the action item be removed due to the fact that she has located documentation that the Zone for CEMCO had already been changed to M-C and does not need to be heard.

Commissioner Tom Greer moved to approve the Agenda as corrected.

Commissioner Max Cordova seconded the motion

Motion carried.

APPROVE OF MINUTES:

The Minutes of June 24, 2013 were reviewed.

Commissioner Max Cordova moved to approve the Minutes of June 24, 2013 as corrected.

Commissioner Tom Greer seconded the motion.

Motion carried.

OPEN COMMENTS/REQUESTS

Steven Tomita informed the Commission that there have been many complaints on excessive noise and the current Ordinance does not describe excessive. He approached the Council and it has been recommended that he work with the Commission and the public to update this Ordinance.

Chairman Rod Storey asked if there was a specific quiet hour in the Ordinance.

Lisa Miller said yes. It is ten o'clock on the weekdays and midnight on the weekends.

Commissioner Tom Greer asked if there was any specific decuples in the Ordinances.

Lisa Miller said no.

Steven Tomita said that is why the Council recommended that the Ordinance be re-written. He will be checking other like Communities and see what they have set up in their Ordinances concerning decuple levels. Meters will have to be purchased, and calibrated on a regular basis, so that the decuples may be measured.

Chairman Rod Storey asked if any of the businesses, etc. been cited for excessive noise.

Steven Tomita said no, they had only been told to turn the sound down.

Commissioner Tom Greer asked if the problem down at the Becker Street Pub.

Steven Tomita said that this has been an off and on thing for some time. The issue is that the Owner of the Becker Street Pub feels that they have been there all along and they feel it is ok. The original Becker Street Pub was located on the West side of the building and not where it presently is. The area where it is now located was a restaurant. The Pub was moved to where it is now and holding outdoor activities on the small patio and this is right against the Belen Motel residents.

Commissioner Tom Greer asked if these events were being held on a weekday or a weekend.

Steven Tomita said they are being held every Thursday.

Commissioner Gordon Reeves said that was dollar beer night.

Steven Tomita said yes it was. The issue with Travertine was taken care of. He went up there with a meter and measured the decuples and it was at 55 decuples, and you speak it is around 55 decuples. The neighbor just didn't like the sound of the saws. He told the neighbor it was a manufacturing plant in a M-C zone, and the noise was not measured as being unreasonable.

Chairman Rod Storey asked if the sound Ordinance would include cars going down the street with their boom boxes turned up and things of that nature.

Steven Tomita said it would be a city wide ordinance that would talk about all those issues. Public meetings and workshops would be held and the Commission would fine tune it and then take it to the Council for approval.

Mayor Rudy Jaramillo informed the Commission that there have been other issues with the noise in other neighborhoods but the Noise Ordinance is very vague and needs to be addressed.

Chairman Rod Storey said that he would like to also have the Public Arts Ordinance heard and finalized.

Steven Tomita said that there is no existing document which has been confirmed by a Council Member.

Chairman Rod Storey said that it does exist. They went over it several times.

Lisa Miller informed the Commission that she could not find any documentation on an Ordinance. She did find information that was used and suggested material but no actual Ordinance document.

Commissioner Max Cordova said there were meetings and a workshop.

Chairman Rod Storey said that it has to be in the Minutes.

Lisa Miller said she understood this but the only thing she has found is a file containing information but no Ordinance.

Chairman Rod Storey said he found it hard to believe that there is no documentation.

Lisa Miller informed the Commission that the only documentation she found was where it was discussed with the Council and the Council recommended the workshop so that it could be put into an Ordinance form.

Commissioner Tom Greer said that he would go back through the Main Street files because he does remember that it went to Main Street.

Mayor Rudy Jaramillo said that he remembers that it was discussed at Council but that there was never an Ordinance heard.

Steven Tomita informed the Commission that if the document was on the computer that Andrew DiCamillo had, it is now lost. That computer was completely wiped out. If any one has a copy of this he would like them to email it to him. There is no sense in re-inventing the wheel if the document does exist.

The Commission would like Lisa to continue to try to locate this document and that they would look thru their records also.

Steven Tomita informed the Commission that Lisa was officially sworn in as a Code Enforcement Officer and given a badge. She is now official which gives her more authority to enforce the codes.

Commissioner Tom Greer asked about the disposition of the Car Wash on Reinken.

Lisa Miller informed the Commission that the owner has been working on it and she would follow up with the Vacant/Foreclosed registration needs to be done.

Commissioner Max Cordova said that not only do we need to hear from him but also the other vacant buildings such as the owner of the Fiel and Ellermeyer Building.

Steven Tomita said that notices have gone out to these owners.

Commissioner Tom Greer said that it would be nice to know what these owners have planned.

Steven Tomita asked if the Commission would like copies of the documents that have been coming in.

Commissioner Tom Greer said that they would so they at least know what is going on with these vacant buildings.

Steven Tomita informed the Commission that what he is trying to do with the old F & E Building was having it declared a historical significance. The City Council needs to do this so that if the owner does decide to demolish it the City can stop him. The only way this can be done is to have it declared a historical significant building.

Commissioner Max Cordova asked about the Mesa Motel.

Lisa Miller said that the office section of that building has been remodeled and is being lived in at this time. The owner does have plans to re-do a lot of this so that he can sell. He has mentioned that a business has been interested in it for a re-hab program. It will be fully enclosed.

Mayor Rudy Jaramillo informed the Commission that in the latter part of September or the beginning of October the City Council will be reviewing all Boards and Commissions to see if they need to stay the same or be re-structured, with the approval from the City Council.

ADJOURNMENT

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

Commissioner Tom Greer seconded the motion.

Motion carried.

The regular meeting of the City of Belen Planning & Zoning Commission adjourned at 7:30 pm.

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Roderick Storey, Chairman

ATTEST:

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Steven P. Tomita, Planning and Zoning Director