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MINUTES
VILLAGE OF LOS RANCHOS
Planning and Zoning Commission
6718 Rio Grande Blvd. NW
Warren J. Gray Hall
March 12, 2013
7:00 P.M.

Present:

STAFF

Administrator: Kelly Ward

Attorney: Bill Chappell

Planning Staff: Linda Seebach, Director

1. CALL TO ORDER – Chairman Hannah called the meeting to order at 7:00 p.m.

A. Roll Call - Commissioner Allen, Commissioner Seligman, Commissioner Hannah. Commissioner Gollis present. Commissioner Albert and Commissioner Tourville are excused.

Chairman Hannah stated that they have Commissioner Brawley who is leaving and a new incoming Commissioner, Joe Craig. He asked Commissioner Craig to stand and for Attorney Chappell to administer the oath of office.

Attorney Chappell swore in the new Commissioner, Joe Craig.

Chairman Hannah welcomed the new Commissioner and stated that there was now a quorum.

B. APPROVAL OF AGENDA

Chairman Hannah asked Planner Seebach if there were any changes to the agenda.

Planner Seebach stated that there were no changes.

Chairman Hannah asked if there was a motion.

MOTION: Commissioner Lewis moved approval of the agenda.

SECOND: Commissioner Seligman seconded the motion.

VOTE: The motion carried unanimously (5-0).

2. PUBLIC COMMENT PERIOD

A. Thanks to retiring Commissioner Joseph Brawley

Chairman Hannah called on Administrator Ward.

1
2 **Administrator Ward** read a letter from the Mayor in thanks for Commissioner
3 Brawley's years of service to the Village of Los Ranchos Planning and Zoning
4 Commission. He presented a token of gratitude.

5
6 **Chairman Hannah** asked if Mr. Brawley had any last words.

7
8 **Joe Brawley** commented that 14 years ago they came up with the idea of the
9 Planning and Zoning Commission and he has enjoyed being on the Commission.

10
11 **3. CONSENT AGENDA**

- 12
13 **A.** Approval of Minutes – October 9, 2012
14 **B.** Approval of Minutes – December 11, 2012

15
16 **Chairman Hannah** asked if there were any comments or corrections to the
17 minutes of the last two meetings, then asked Planner Seebach if there were
18 any changes to the consent agenda. He asked for a motion.

19
20 **MOTION: Commissioner Seligman** moved to approve the consent agenda.

21
22 **SECOND: Commissioner Hannah** seconded the motion.

23
24 **VOTE:** The motion carried unanimously (5-0).

25
26 **4. PUBLIC HEARINGS AND APPLICATIONS**

27
28 **Attorney Chappell** swore in those present who would be speaking before the
29 Commission.

30
31 **A.** A request by Jim Shull for a Conditional Use Permit for a brewpub in the
32 VC Zone of the Fourth Street Commercial Corridor and Character Area. The
33 property is located at 404 Osuna Road Unit A & B and is legally known as Tract
34 A-1-A-2, Plat of Tracts A-1-A-1, A-1-A-2, B-2-A, B-2-B, and B-C-2, Northdale
35 Shopping Center within the Elena Gallegos Grant, Projected Section 28 and
36 29, T11N, R3E, N.M.P.M., Village of Los Ranchos de Albuquerque, Bernalillo
37 County, NM Filed 2-17-05. The property contains .6771 acres more or less.

38
39 **Chairman Hannah** asked Planner Seebach for the Planning Report.

40
41 **Planner Seebach** gave the Planning Report with recommendations for
42 approval with conditions and findings.

43
44 **Chairman Hannah** asked if there were any questions for Planner Seebach
45 from the Commission.

46
47 **Commissioner Seligman** asked about the noise level, the decibel level is 40
48 is that correct? She then inquired as to the equivalent of 40 decibels.

1 **Planner Seebach** stated that they do have a decibel measure meter and they
2 do take it around to make sure that businesses are in compliance. She did not
3 know what the equivalent of 40 decibels was.
4

5 **Chairman Hannah** clarified that the key point was there is a limit and it is in the
6 ordinance and we do have the means to measure it and enforce it.
7

8 **Planner Seebach** stated that was correct.
9

10 **Chairman Hannah** asked if there were any other questions for the Planner
11 from the Commissioners. He stated his understanding was that the
12 Commission was limited procedurally on what they could do. One of the things
13 not within their purview is the issue of how close the premises is to a school.
14 That is something they cannot address, is that correct?
15

16 **Planner Seebach** stated that was correct.
17

18 **Chairman Hannah** asked if the applicant was present and to please come
19 forward and stated their name and address for the record.
20

21 **Matt Meyers** 1401 Central NW Albuquerque, 87104 stated he was here on
22 behalf of both the agent Jim Shull, the applicant and Peterson Properties, the
23 owner of the property. He first clarified the petition that was handed out to the
24 Commission by Planner Seebach. The signatures are not all residents; some
25 are business owners and customers along 4th Street.
26

27 **Chairman Hannah** thanked Mr. Meyers for that information.
28

29 **Matt Meyers** stated he did not want to duplicate what Planner Seebach already
30 stated. He was here to state that the brewpub would be in conformance to what
31 is in the 2020 Master Plan and would not be injurious to the property, the
32 neighborhood or the community, for the following reasons: in the Village's
33 Master Plan it specifically states that one of the goals is to provide services in
34 the Village, which people who live in the Village and people who live outside
35 the Village would want to come to, in order to bring people into the Village.
36 They think a brewpub would further that goal. Also, Mr. Shull has voluntarily
37 offered to limit the hours of the brewpub. Traffic is always a concern with the
38 neighbors and in this case there is more than adequate parking. Included in the
39 petition they handed out was a letter from Peterson Properties, who owns the
40 shopping center and it states that customers of the brewpub will be allowed to
41 park in the shopping center. There is more than adequate parking. There is a
42 light there for the safety of the customers in the parking lot. All servers will have
43 to go through an alcohol server's course. Minors will only be allowed with an
44 accompanying parent. As Commissioner Seligman pointed out the concern
45 over noise levels, Mr. Shull will have to comply with Village Noise Ordinance.
46 They ask that the Conditional Use of the brewpub be approved.
47

48 **Commissioner Seligman** asked if there was any facility for outside music or
49 will everything be contained within the building.
50

51 **Matt Meyers** stated that it is all contained within the building.

1 **Commissioner Seligman** thanked Mr. Meyers.

2
3 **Chairman Hannah** recognized Commissioner Lewis.

4
5 **Commissioner Lewis** asked if the patrons' having to cross the street is a
6 concern to the Public Safety Director or anybody.

7
8 **Matt Meyers** stated that as he understands the question, most of the patrons
9 will be coming from the parking lot to the north and he believes there is a
10 designated pedestrian pathway from the parking lot to the building.

11
12 **Commissioner Lewis** stated they would be crossing right there at Osuna.

13
14 **Matt Meyers** stated he did not know if it was called Chavez or Osuna at that
15 point.

16
17 **Chairman Hannah** stated that might be a question that should be directed to
18 Planner Seebach to see if the Administration has done anything on a study of
19 that.

20
21 **Planner Seebach** stated that they have not done a study, but at that time of
22 night there is very low traffic and there is a crosswalk there. It is not uncommon
23 for people to park across in the parking lot and walk across to that building.
24 They foresee no problems with that.

25
26 **Matt Meyers** stated that there is a site plan that was done when the shopping
27 center was put in and it shows a designated pedestrian crosswalk.

28
29 **Chairman Hannah** stated that they do know that there are people in the
30 audience who wanted to talk and they will get to everyone one at a time.

31
32 **Commissioner Craig** asked Mr. Meyers if this takes up the whole building.

33
34 **Matt Meyers** stated it only takes up the eastern 2100 square feet of the
35 building. One other point, when he talked to Planner Seebach, she stated there
36 was some concerns from the Chavez family and he attempted to contact
37 Robert Chavez. He left a message on his phone and he was unable to get back
38 to Mr. Meyers before the meeting, but he understands there will be someone
39 who will talk about that.

40
41 **Chairman Hannah** thanked him for letting them know he attempted to
42 communicate to the neighbors. He asked if there were any more questions
43 from the Commissioners. He asked Planner Seebach if the Planning and
44 Zoning Commission could put restricted hours on an application. From a
45 procedural view can Planner Seebach clarify that?

46
47 **Planner Seebach** stated that the hours for an establishment that serves
48 alcohol is under the jurisdiction of the Alcohol and Gaming Division and the
49 municipality cannot set conditions on those hours.

50
51 **Chairman Hannah** recognized Attorney Chappell.

1
2 **Attorney Chappell** stated that the issue came up before as to whether or not
3 the Commission could, as a result of its deliberations, impose hours that were
4 not contained in this conditional use that was being dealt with and the answer
5 is no that was beyond what they could do. However, the answer is if the
6 applicant applies for those hours so that is the application that is being
7 approved, that limits the hours and he believes that it is enforceable.
8

9 **Chairman Hannah** clarified that because the application specifies hours, if
10 they approve the application, the hours are limited to no more than that.
11

12 **Attorney Chappell** stated if the application had not had a limitation of hours it
13 would have been a problem if the Commission had come back and said they
14 cannot operate between the hours of 11 to 6, but since the applicant came in
15 and asked for authority to only operate between 11 and 6 that is a legitimate
16 condition.
17

18 **Chairman Hannah** stated that since the State Alcohol and Gaming, who
19 supersedes the Village, could make the hours even more restrictive if they
20 wanted to.
21

22 **Attorney Chappell** stated that was correct. Ordinarily they have maximum
23 hours, but typically they don't restrict them more than those hours.
24

25 **Chairman Hannah** thanked Attorney Chappell and Mr. Meyers. Then asked if
26 there was anyone who was in favor of the application. Seeing none, he then
27 asked if there was someone who was against the application. He asked them
28 to come forward and to state their name and address.
29

30 **Jenny Vallejos** 428 Sandia View NW stated that they have lived in their house
31 for the last 55 years, soon to be 56. They are only half a block from Northdale
32 Center and that in the last ten years there have been more businesses. They
33 are not against new businesses opening up because they can't stop progress.
34 They are opposed to this type of establishment because of the children from
35 Taft Middle School, who get off school at 2:30 and the business opens at 3:00.
36 The kids do loiter at the Taco Bell and the shopping center after hours. As far
37 as the safety of crossing at the cross walk, they should go try to cross there;
38 that is a high traffic area no matter what time of the day. There have been
39 accidents that have run into the nail salon in the middle of the night, waking
40 them up because they hear the crash. They have heard confrontations over at
41 the gym late at night. She is afraid that someone is going to get hurt. It is hard
42 crossing the street when they are sober, let alone when they have had a few
43 drinks. She is very much against it. In the summer they hear every order from
44 the speaker at Taco Bell. They don't like to have the air conditioner on at night
45 so they sleep with the windows open. Another thing, these people they asked
46 who are in favor aren't even neighbors. Why didn't they ask people in the
47 neighborhood? These people don't even live here. In general the population in
48 this neighborhood are older people like them. More than likely they will not
49 patronize that place and she did not know if they are looking for younger
50 customers. They are going to have to bring them from the Northeast Heights or
51 Rio Rancho or whatever, because there isn't a young population in this area.

1 She has forgotten if she covered everything, but that road is very dangerous.
2 Another thing she remembers that Walgreen's wanted to sell liquor when they
3 first opened and they were turned down because it was so close to the school.
4 She doesn't know how these people are getting around it. Walgreens' is just
5 next-door.
6

7 **Chairman Hannah** commented as he mentioned earlier that is an issue only
8 for the Board of Trustees it is not something that the Planning and Zoning
9 Commission can decide here. As Planner Seebach stated, they will have to get
10 a waiver from the Trustees for that distance issue.
11

12 **Jenny Vallejos** stated she had said enough and was opposed to it. She just
13 didn't think it was healthy for the teenagers to be walking. It's just a couple of
14 steps from the Taco Bell where they loiter. She doesn't understand why all
15 these brew pubs are popping up. They have Kelly Liquors; they have Vernon's
16 where they can have a steak and wine or beer. We have enough liquor stores
17 and she didn't think they needed anymore.
18

19 **Chairman Hannah** thanked her for her comments and asked her to remain
20 standing to give the Commissioners a chance to ask her any questions. He
21 asked the Commissioners if any of them had questions for Ms. Vallejos, then
22 asked if there was anyone else who wanted to comment. Speak now or forever
23 hold your peace is the standard phrase. He asked Ms. Vallejos to return to the
24 podium so her comments could go in the record.
25

26 **Jenny Vallejos** stated that she asked her neighbors, the ones on Sandia View
27 and on Chavez. She asked her neighbor, Mrs. Farris, who is totally against it
28 but could not come or even write a letter because she has macular
29 degeneration. She didn't hear of anyone being in favor. Randy and Cathy
30 Gallegos, who live on Chavez were totally against it, but they had a trip
31 planned and would not be here for the meeting.
32

33 **Chairman Hannah** stated he had one question, he wanted to clarify where
34 Mrs. Vallejos lived.
35

36 **Jenny Vallejos** stated she lived half a block south of Chavez. They are very
37 close. It seems that sometimes the people on Chavez don't hear what they
38 hear. The noise seems to bounce off the glass windows, there is no structure
39 directly north of them and they can hear everything word for word practically.
40

41 **Chairman Hannah** asked Mrs. Vallejos to repeat her address.
42

43 **Jenny Vallejos** repeated her address.
44

45 **Chairman Hannah** asked if she was zoned totally residential.
46

47 **Jenny Vallejos** stated that she thought they were zoned commercial and
48 residential. At one time they saw a map that had their property circled as part of
49 the Village hub. If they gave her the price her house is worth she would be
50 willing to sell.

1 **Chairman Hannah** asked Planner Seebach if she knew what that property was
2 zoned.

3
4 **Planner Seebach** stated that property was zoned V-C.

5
6 **Chairman Hannah** stated that the property is zoned Village Center. He asked
7 if he was correct in stating that her property could also apply for the same
8 conditional use they are talking about.

9
10 **Planner Seebach** stated that was correct.

11
12 **Chairman Hannah** thanked Planner Seebach for those facts. He asked if there
13 was anyone else who wanted to comment and then closed the public comment
14 period and opened up the discussion period for the Commission, asking for a
15 motion.

16
17 **Commissioner Craig** stated he would move for approval.

18
19 **Chairman Hannah** stated that Commissioner Craig was new and if he looked
20 at his packet labeled 4-A he would see some highlighting and this is a certain
21 amount of legality of making these motions and a draft with the correct wording
22 is put out for them and if he could read that.

23
24 **MOTION: Commissioner Craig** stated he would do that and moved to
25 approve the Conditional Use Permit for a brew pub as required by 208, Village
26 Center Zone, subsection E (17) in the V-C Zone of the 4th Street Commercial
27 Character Area and Corridor with the conditions:

28
29 All state laws are followed and license from New Mexico Regulation and
30 Licensing Department is obtained:

31
32 Noise levels shall meet Village Ordinance 166.

33
34 Findings:

35 The property is located in the V-C Zone of the Fourth Street Commercial
36 Character Area and Corridor. Brew Pubs are an allowable use in the V-C Zone
37 with a Conditional Use Permit.

38
39 The request for CU-13-01 was public noticed as per Ordinance 183, Section 24.

40
41 The 2020 Master Plan Overall Village Goals 1.2.2 The Goal is to create and
42 promote the Village as a destination point where visitors and residents alike
43 want to be and can take part in the Village lifestyle.

44 The 2020 Master Plan Section 8, 8.2.1 Commercial Objectives:

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- Create a business climate in which businesses flourish.
 - Focus Village commercial activities in the Village Center, Fourth Street and the Transit District.
 - Make the Village a shopping destination.

- Encourage stores of a unique character that harmonize with the scale and nature of the Village whether local businesses, national businesses or new, compatible commercial activities.

Chairman Hannah thanked Commissioner Craig for putting up with that trial by fire.

Commissioner Craig stated he now knows why no one volunteers to make the motions.

Chairman Hannah asked if there was a second.

SECOND: Commissioner Lewis seconded the motion.

Chairman Hannah opened up the discussion giving Commissioner Craig the option to go first.

Commissioner Craig stated that he thinks the Peterson Properties' have been a good neighbor to the Village. The Chavez's along Chavez Rd. bring a great history to the Village and they need to respect that. He has gone to brew pubs and has found them to be really neighborhood centers with families and don't come across as bars and rowdy places. He worked on the 2020 Master Plan and the Village needs to encourage businesses like this, since they live on the gross receipts tax as the main source of revenue. He thinks this would be an appropriate activity for the Village Center commercial area.

Chairman Hannah recognized Commissioner Lewis.

Commissioner Lewis stated that he felt this is what the Master Plan asked for and looked for in the Village Center. The traffic in front of that building does concern him some. He knew that was reviewed and examined when the building was first built and tenants have been in there, so that is a process that has been taken already. This is a good addition and as far as looking for unique businesses that characterize the Village in bringing people in, he supports this.

Chairman Hannah recognized Commissioner Seligman.

Commissioner Seligman stated that the addition of this type of business to the Village is something within the Master Plan and she would welcome this type of business. The only concern she has is because there is some neighbor opposition that the ordinances be strictly enforce with respect to noise, because that is one of the worst things that can happen to people. That is really a concern to the neighbors. She hopes the pub respects that and respects the neighborhood and if there are any problems that the neighborhood come back to this Commission and let them know, because it is a conditional use. That being said she does support this motion.

Chairman Hannah asked Planner Seebach that he noted in the application where the applicant was specifically asked if there would be outside speakers

1 or outside noise and assured them no. Would it be appropriate that the
2 conditional use be based upon that as the application?
3

4 **Planner Seebach** stated there is no outside seating, no outside speakers or
5 outside activities. If they want to make that part of the conditions then that is
6 okay. There is no outside space to do that.
7

8 **Chairman Hannah** stated that he moved for an amendment to not have
9 outside speakers or music or such noise activities associated with this
10 conditional use. Then asked if there was a second to that amendment.
11

12 **Commissioner Seligman** seconded the motion.
13

14 **Chairman Hannah** asked if there was any discussion to this amendment. He
15 commented that as Joe and he had worked on the Master Plan over many
16 years, they all recognize that they may not like progress but somehow they
17 have to deal with it and try to limit as much as they can and focus it at the right
18 areas. That was one of the reasons for the Village Center. There was
19 considerable discussion about the V-C zoning to include this type of business.
20 There were a lot of pluses and minuses in the discussion at the time and it was
21 a conscientious decision that this was the kind of activity appropriate for the
22 Village Center Zone and therefore explicitly written in as an approved
23 conditional use. He noticed that one of the audience was trying to make a
24 comment and asked Attorney Chappell since he had closed the public
25 comment, was it appropriate to reopen it?
26

27 **Attorney Chappell** stated that public comment was closed and the
28 Commission is always free to request information from the public. But, public
29 comment is closed.
30

31 **Chairman Hannah** asked the Commission if there was any objection to asking
32 for a request from this member of the public. Seeing none he then requested a
33 comment from the public.
34

35 **Jenny Vallejos** stated she only had a question. Who enforces the noise
36 ordinance?
37

38 **Chairman Hannah** stated that would be a matter the Village administration and
39 maybe the Village Administrator Kelly Ward would answer that for her.
40

41 **Jenny Vallejos** stated that they have complained in the past and the sweepers
42 they have asked that they come at decent hours. Sometimes they come at 1:00
43 or 2:00 in the morning when it is convenient for them. She has a disabled
44 veteran who has a hard time sleeping as it is, but they don't need to be
45 awakened by these sweepers. She doesn't think the ordinance is being
46 enforced.
47

48 **Chairman Hannah** stated that the man to her left should be able to answer
49 that.
50

1 **Administrator Ward** stated that the Village does not work past 5:00 p.m.. They
2 will have to talk on the side about this because the Village has a sweeper, but
3 is in operation only from 8 to 5. There are other activities late at night.
4

5 **Jenny Vallejos** stated that she has talked to the owner of the business.
6

7 **Administrator Ward** stated then that is Peterson Properties and that is
8 something the Village could talk to them about.
9

10 **Jenny Vallejos** stated that was all the questions she had.
11

12 **Chairman Hannah** asked if there were any more questions from the
13 Commission and were they ready to vote on the motion as amended. He
14 recognized Attorney Chappell.
15

16 **Attorney Chappell** stated that there are two ways to do this. They can offer
17 the amendment to the person who made the motion and who seconded the
18 motion and if they agree to the amendment, they then can vote on it as a
19 whole. If they do it separately they have to vote on the amendment first then on
20 the motion as amended.
21

22 **Chairman Hannah** thanked Attorney Chappell for keeping them straight. He
23 asked Commissioner Craig and Commissioner Lewis if they accepted the
24 friendly amendment.
25

26 **Commissioner Craig** answered in the affirmative.
27

28 **Commissioner Lewis** answered in the affirmative.
29

30 **Chairman Hannah** stated then they could have a single vote those in favor
31 please say yes, those opposed please say no.
32

33 **VOTE:** The motion carried unanimously (5-0).
34

35 **5. OLD BUSINESS--NONE**

36
37 **6. NEW BUSINESS**

38
39 **A.** Adoption of Resolution 2013-1-P&Z (Open Meetings Act)
40

41 **Chairman Hannah** asked if there were any changes to the Resolution.
42

43 **Planner Seebach** stated that each year the Commission adopts a Resolution for
44 the Open Meetings Act and one for the rules.
45

46 **Chairman Hannah** stated each year they have to ask, are there any changes to
47 the Resolutions.
48

49 **Planner Seebach** stated there is not.
50

51 **Chairman Hannah** asked if there were any questions from the Commissioners.

1 **MOTION: Commissioner Hannah** moved to approve the adoption of
2 Resolution 2013-1-P & Z Open Meetings Act.

3
4 **SECOND: Commissioner Seligman** seconded the motion.

5
6 **VOTE:** The motion carried unanimously (5-0).

7
8 **B.** Adoption of Resolution 2013-2-P&Z (Rules for the Transaction of
9 Business)

10
11 **Chairman Hannah** asked if there are any changes to the Resolution.

12
13 **Planner Seebach** stated there is not.

14
15 **Chairman Hannah** asked if there were any questions from the Commissioners.

16
17 **MOTION: Commissioner Craig** moved to approve the adoption of
18 Resolution 2013-2-P&Z Rules for the Transaction of Business.

19
20 **SECOND: Commissioner Lewis** seconded the motion.

21
22 **VOTE:** The motion carried unanimously (5-0).

23
24 **C.** Election of Officers 2013

25
26 **Chairman Hannah** stated officers are for Chair, Vice Chair and Secretary. The
27 existing Chair and Vice-Chair are present and they no longer have a Secretary.
28 Is there any discussions or nominations on any of the existing officers?

29
30 **Commissioner Lewis** asked if the current Chair and Vice-Chair are willing to
31 be retained.

32
33 **Chairman Hannah** answered in the affirmative.

34
35 **Commissioner Seligman** answered in the affirmative.

36
37 **MOTION: Commissioner Lewis** moved to retain and re-elect the current
38 officers.

39
40 **Chairman Hannah** clarified that would be chair and vice chair.

41
42 **Commissioner Lewis** stated that would be correct.

43
44 **Chairman Hannah** asked if there was a second.

45
46 **SECOND: Commissioner Craig** seconded the motion.

47
48 **VOTE:** The motion passed unanimously (5-0).

49
50 **Chairman Hannah** stated that they still have one left.

51

1 **MOTION: Chairman Hannah** stated that he had asked Attorney Chappell if it
2 was okay to nominate someone who was not here and that he said absolutely,
3 they just wouldn't have a chance to defend themselves, and moved to
4 nominated Commissioner Gollis as Secretary.

5
6 **SECOND: Commissioner Seligman** seconded the motion.

7
8 **Chairman Hannah** recognized Attorney Chappell.

9
10 **Attorney Chappell** stated that once they get back they do not have to accept
11 the office.

12
13 **Chairman Hannah** stated then they could have a new election.

14
15 **Attorney Chappell** affirmed that statement.

16
17 **VOTE:** The motion carried unanimously (5-0).

18
19 **7. REPORTS**

20
21 **A.** Planning Department Year 2012 Report AND 2013 update.

22
23 There was discussion of the EPA permitting meeting that happened earlier in the
24 month. She noted that the EPA will have a public meeting, which they will public
25 notice and everyone is welcome to go. Planner Seebach has a copy of the draft
26 permit if anyone would like to see it. Planner Seebach reported on the Water
27 Conservation and Low Impact Development Conference. She reported on some
28 code enforcement issues and reported that the EPA will fund a Low Impact
29 Development Project and she has nominated Calle del Pajarito for this project
30 and will keep the Commission informed.

31
32 **8. COMMISSIONER'S INFORMAL DISCUSSION**

33
34 Chairman Hannah gave Commissioner Craig an idea of what the informal
35 discussion is about. Commissioner Seligman talked about the "no dogs allowed"
36 on Village property. This ended with a short discussion on dog poop
37 contamination of the watershed.

38
39 **9. ADJOURNMENT**

40
41 **MOTION: Commissioner Lewis** moved to adjourn at 8:14 p.m.

42
43 **SECOND: Commissioner Craig** seconded the motion.

44
45 **VOTE:** The motion carried unanimously (5-0).

46
47 **APPROVED by the Planning and Zoning Commission of the Village Los**
48 **Ranchos de Albuquerque this _____ day of _____, 2013.**

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ATTEST:

Sam Gollis, Secretary
Planning and Zoning Commission