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MINUTES
VILLAGE OF LOS RANCHOS
Planning and Zoning Commission
6718 Rio Grande Blvd. NW
Warren J. Gray Hall
March 8, 2016
7:00 P.M.

9 **Present:**

10
11 **STAFF**

12 **Administrator:** Kelly Ward

Attorney: Bill Chappell

13 **Planning Staff:** Tim McDonough, Director

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15
16 **1. CALL TO ORDER – Chairman Seligman** called the meeting to order
17 at 7:05 p.m.

18
19 **A. ROLL CALL** - Commissioner Craig, Commissioner
20 Riccobene, Commissioner Brawley, Commissioner Seligman,
21 Commissioner Phillips, Commissioner Colman, Commissioner
22 Tourville.

23
24 **Chairman Seligman** stated there was a quorum present for the
25 meeting.

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27 **B. APPROVAL OF THE AGENDA**

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29 **Chairman Seligman** asked Planner McDonough if there were any
30 changes to the agenda.

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32 **Planner McDonough** stated there were no changes.

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34 **Chairman Seligman** called for a motion to approve the agenda as
35 presented.

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37 **MOTION: Commissioner Brawley** moved approval of the agenda as
38 presented.

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40 **SECOND: Commissioner Colman** seconded the motion.

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42 **VOTE:** The motion carried unanimously (7-0).

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45 **2. PUBLIC COMMENT PERIOD**

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47 **Leo Griego** 301 Nara Visa Road NW asked when Nara Visa Road would be
48 redone and complained about the French drain and the end of the road. He
49 stated that it no longer worked and water was not draining from the road.

1 **3. CONSENT AGENDA**

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3 **A. Approval of minutes** – February 9, 2016 meeting.

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5 **Chairman Seligman** asked if there were any changes or corrections to the
6 February 9, 2016 minutes. Seeing none then called for a motion.

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8 **MOTION: Commissioner Tourville** moved approval of the February 9, 2016
9 minutes as presented.

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11 **SECOND: Commissioner Phillips** seconded the motion.

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13 **VOTE:** The motion carried unanimously (7-0).

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15 **4. PUBLIC HEARINGS AND APPLICATIONS**

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17 **Attorney Chappell** swore in those present who would be speaking before
18 the Commission.

19
20 **V-16-01** A request by Tim Edward Valenti for a Variance from §9.2.23 Non-
21 Conforming Uses and Structures. Applicant requests a variance to
22 §9.2.23(C), “The lawful use of buildings existing at the time the applicable
23 Zoning Code became effective, and such building did not conform with
24 respect to the development regulations, may be continued provided any
25 enlargements, additions or alterations to such building will not increase its
26 degree of nonconformity and will conform in every respect with the
27 development regulations of the zone in which the building is located, except
28 as hereinafter provided by zone variance;” to allow construction of a guest
29 house within the footprint of an existing non-conforming barn, which is located
30 in the setback area. The property is located at 8405 Rio Grande Blvd. NW
31 and is legally known as Tract C, Replat E. B. Williams Subdivision, Village of
32 Los Ranchos de Albuquerque, filed in the Office of the Bernalillo County Clerk
33 on August 28, 1989. The property contains 1.4145 acres more or less.

34
35 **Chairman Seligman** asked Planner McDonough for his planning report.

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37 **Planner McDonough** gave his report with recommendations for denial for a
38 Variance from §9.2.23 Non- Conforming Uses and Structures with findings.

39
40 After giving the report there were questions for Mr. McDonough asking about
41 if they state in the ordinance that what the applicant wants to do is not
42 allowed why is the applicant there for a variance. It was stated that it was part
43 of the procedure so that the applicant could voice his side of the request.
44 There was a extended discussion about why the barn is in the setback. It was
45 noted that they have a large property why couldn't they just build a new casita
46 and the reason given was that the owners wanted to recycle the barn and not
47 put it into a landfill. Then audience members who were against this
48 application explained that they felt the barn was too old, and too unstable
49 structurally to be reused. Attorney Chappell stated that there was a way to go
50 about this differently and gave his opinion. It was then discussed that if it was
51 denied by the Commission it would be six (6) months before they could come

1 back to the Commission. At this time the applicant discussed it with the family
2 members and they decided to withdraw their request.
3

4 **Chairman Seligman** closed the hearing and continued on with the next item.
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6 **5. OLD BUSINESS-NONE**
7

8 **6. NEW BUSINESS-NONE**
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10 **7. REPORTS**

11 **A. PLANNING DEPARTMENT REPORT**

12 **Chairman Seligman** asked Planner McDonough for his department report.
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14 **Planner McDonough** gave his report, which included a report on the
15 Stormwater Permit and what the department had seen in building permits and
16 business licensing.
17

18 **HOUSEKEEPING NOTE: THE COMMISSION RECESSED FOR A 15 MINUTE**
19 **BREAK.**
20

21 **Chairman Seligman** opened the meeting again at 8:20 p.m.
22

23 **8. COMMISSIONER'S WORKING SESSION**
24

25 **A.** Informal discussion of the Retail Commercial (C-1) Zoning Code.
26

27 The informal discussion included mixed-use and how to describe it, and setbacks.
28

29 **9. ADJOURNMENT**
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31 **Chairman Seligman** called for a motion to adjourn.
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33 **MOTION: Commissioner Brawley** moved to adjourn the meeting at 9:05 p.m.
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35 **SECOND: Commissioner Tourville** seconded the motion.
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37 **VOTE:** the motion carried unanimously (7-0).
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APPROVED by the Planning and Zoning Commission of the Village Los Ranchos de Albuquerque this 12th day of April, 2016.

ATTEST:

Tim Tourville, Secretary
Planning and Zoning Commission