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MINUTES
VILLAGE OF LOS RANCHOS
Planning and Zoning Commission
6718 Rio Grande Blvd. NW
Warren J. Gray Hall
March 14, 2017
7:00 P.M.

10 **Present:**

11
12 **STAFF**

13 **Administrator:** Kelly Ward

Attorney: Bill Chappell

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

15
16
17 **1. CALL TO ORDER – Chairman Brawley** called the meeting to order at 7:01
18 p.m...

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

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

25
26 **B. APPROVAL OF THE AGENDA**

27
28 **Chairman Brawley** asked Planner McDonough if there were any changes to
29 the agenda.

30
31 **Planner McDonough** stated there were no changes.

32
33 **Chairman Brawley** asked if there was a motion to approve the agenda.

34
35 **MOTION: Commissioner Tourville** moved to approve the agenda as
36 presented.

37
38 **SECOND: Commissioner Eby** seconded the motion.

39
40 **VOTE:** The motion carried unanimously (7-0).

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43 **2. PUBLIC COMMENT PERIOD**

44
45 **There was no public comment.**

1 **3. CONSENT AGENDA**

2
3 **A. APPROVAL OF CONSENT AGENDA**

4 **Chairman Brawley** asked if there were any amendments or comments on
5 the consent agenda. Seeing he then asked if there was a motion.

6
7 **MOTION: Commissioner Phillips** moved to approve the consent agenda.

8
9 **SECOND: Commissioner Craig** seconded the motion.

10
11 **VOTE:** The motion carried unanimously (7-0).

12
13 **4. PUBLIC HEARINGS AND APPLICATIONS**

14
15 **Attorney Chappell** swore in those of the audience present who would be
16 speaking before the Commission.

17
18 **V-2017-01** A request by Robert E. Martin & Jeri H. Cook Martin for a
19 Variance from §9.2.7(H)(2) No solid wall or fence located in the rear or side
20 set back areas shall be more than six (6) feet in height. Applicants request a
21 variance to allow for an eight (8) foot in height rear fence. Property is located
22 at 1007 Cottonwood Place NW and is legally known as Lot 18 of the Prado
23 Subdivision, within the Township 11 N, Range 3 East, N.M.P.M., Village of
24 Los Ranchos de Albuquerque, Bernalillo County, New Mexico. The property
25 contains 1.1578 acres more or less.

26
27 **Speakers for the discussion:**

28 **Bobby Martin 1614 San Patricio Ave SW, Albuquerque, NM 87104**

29 **Ray Dewey 1011 Cottonwood Place NW, Los Ranchos, NM 87107**

30 **George Argyres 6929 Rio Grande Blvd. NW, Los Ranchos, NM 87107**

31 **Michael Hannah 1104 Roadrunner Lane NW, Los Ranchos, NM 87107**

32
33 **Planner McDonough** gave a quick background on the request, with
34 recommendations for denial of the variance.

35
36 **Commissioner Eby** asked for clarification of the coyote fence is this the
37 same as a goat fence and did it meet the definition of a solid wall.

38
39 **Planner McDonough** stated that an open fence is 90% open. And a coyote
40 fence is not an open fence. Regardless, both closed and open fences have a
41 six (6') foot height limitation.

42
43 **Bobby Martin** stated the reasons for the request on the eight (8) foot height
44 of the fence. Security being the main concern.

45
46 **Chairman Brawley** asked if there was anyone who wanted to speak for
47 approval of the variance. Seeing none he then asked if there was anyone
48 who wanted to speak in opposition of the variance.

1 **Ray Dewey** stated he was neither for the fence nor against the fence. Stating
2 that he was here because Mr. Argyres and Mr. Martin both asked him to
3 come to the meeting. Having neighbors that he likes argue is hard and he just
4 wants peace between the two neighbors.

5 **George Argyres** stated he objected to the fence that after building such a
6 beautiful house he was disappointed that they had put up such an ugly, ugly
7 fence, which he had to look at everyday.
8

9 **Michael Hannah** stated he was there to make sure that the ordinances were
10 followed as someone, who had been involved in the Master Plan and worked
11 hard to promote the scenic and open views of the Village.
12

13 There were no questions from the Commissioners for the applicant or the
14 speakers for and against the variance.
15

16 **Chairman Brawley** called for a motion.
17

18 **MOTION: Commissioner Craig** moved to deny the variance request.
19

20 **SECOND: Commissioner Phillips** seconded the motion.
21

22 **VOTE:** the motion carried unanimously (7-0).
23

24 **5. OLD BUSINESS**
25

26 **A.** Discussion and action on text amendments to the Commercial Zoning
27 Code.
28

29 The discussion included talk of the agricultural uses, and how much power do
30 they have to limit some uses. The suggestion was that the permissive uses
31 be uniform throughout the V-C zone and the C-1 zone and only be
32 distinguished by their density or setbacks. The discussion moved on to
33 density and the mixed use. The metaphor of a hot dog stand, with residential
34 behind it led to questions on how do they figure the density for residential. Do
35 they do a ratio or would that be too restrictive. Could they say that it is
36 conditional, but they are still faced with how much residential per commercial
37 use works. After lengthy discussion **there was no consensus that they would**
38 **prohibit residential in the** ~~was made about the residential and whether or not~~
39 ~~to allow it in the C-1 zone.~~ It was suggested that they look at what they saw
40 on the tour; both the retail and the residential/retail and bring any ideas back
41 next month and table it until then.
42

43 **6. NEW BUSINESS**
44

45 **A.** Adoption of Resolution 2017-1-P&Z (Open Meetings Act).
46

47 **MOTION: Commissioner Craig** moved to approve adoption of
48 Resolution 2017-01-P&Z (Open Meetings Act).
49

50 **SECOND: Commissioner Phillips** seconded the motion.
51

1 **ROLLCALL VOTE:** Commissioner Craig, yes. Commissioner
2 Riccobene, yes. Commissioner Eby, yes. Commissioner Brawley, yes.
3 Commissioner Phillips, yes. Commissioner Colman, yes. Commissioner
4 Tourville, yes.
5

6 B. Adoption of Resolution 2017-2-P&Z (Rules for the Transaction of
7 Business).
8

9 **MOTION: Commissioner Craig** moved to amend the statement
10 “approve adoption of Resolution 2017-02-P&Z (Rules for the
11 Transaction of Business).
12

13 **SECOND: Commissioner Phillips** seconded the motion.
14

15 **ROLLCALL VOTE:** Commissioner Craig, yes. Commissioner
16 Riccobene, yes. Commissioner Eby, yes. Commissioner Brawley, yes.
17 Commissioner Phillips, yes. Commissioner Colman, yes. Commissioner
18 Tourville, yes.
19

20 C. Adoption of Resolution 2017-3-P&Z (Closed Sessions).
21

22 **MOTION: Commissioner Craig** moved to approve adoption of
23 Resolution 2017-03-P&Z (Closed Sessions).
24

25 **SECOND: Commissioner Phillips** seconded the motion.
26

27 **ROLLCALL VOTE:** Commissioner Craig, yes. Commissioner
28 Riccobene, yes. Commissioner Eby, yes. Commissioner Brawley, yes.
29 Commissioner Phillips, yes. Commissioner Colman, yes. Commissioner
30 Tourville, yes.
31

32 D. Election of Officers 2017 **DEFERRED UNTIL THE BOARD OF**
33 **TRUSTEES CONFIRMS THE COMMISSIONERS.**
34
35

36 **7. REPORTS**
37

38 **A. PLANNING DEPARTMENT REPORT**
39

40 *There was no planning department report.*
41

42 **9. COMMISSIONER’S INFORMAL DISCUSSION**
43

44 *There was no informal discussion.*
45

46 **10. ADJOURNMENT**
47

48 **MOTION: Commissioner Tourville** moved to adjourn the meeting at 9:15 pm.
49

1 **SECOND: Commissioner Colman** seconded the motion.
2

3 **VOTE:** the motion carried unanimously (7-0).
4

5 **APPROVED by the Planning and Zoning Commission of the Village Los**
6 **Ranchos de Albuquerque this 11th day of April, 2017.**
7

8 **ATTEST:**
9

10 _____
11 Tim Tourville, Secretary
12 Planning and Zoning Commission
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