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MINUTES
VILLAGE OF LOS RANCHOS
Planning and Zoning Commission
6718 Rio Grande Blvd. NW
Warren J. Gray Hall
April 11, 2017
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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16 **1. CALL TO ORDER – Chairman** called the meeting to order at p.m...

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

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

23
24 **B. APPROVAL OF THE AGENDA**

25
26 **Chairman Brawley** ask Planner McDonough if he would explain why there
27 would be no election of officers at this meeting.

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29 **Planner McDonough** stated that last month the Board of Trustees was to
30 have confirmed the Commissioners for the year and unfortunately the Board
31 of Trustees meeting was cancelled. The Board is meeting tomorrow night and
32 confirmation will happen then. On the May 9, 2017 meeting they will do
33 elections of the officers. And the new Commissioner Sandra Pacheco will be
34 installed.

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36 **Chairman Brawley** asked if there were any other changes to the agenda,
37 hearing none he then called for a motion.

38
39 **MOTION: Commissioner Phillips** moved to approve the agenda as
40 presented.

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42 **SECOND: Commissioner Tourville** seconded the motion.

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

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47 **2. PUBLIC COMMENT PERIOD**

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49 *There was no public comment.*

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2 **3. CONSENT AGENDA**
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4 A. Approval of minutes–March 14, 2017 regular meeting.
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6 **Chairman Brawley** asked if there were any changes or corrections to the
7 March 14, 2017 regular meeting.
8

9 **Commissioner Eby** stated under Section 5: Old Business where the
10 synopsis says “After lengthy discussion no consensus was made about the
11 residential and whether or not to allow it in the C-1 Zone.” She didn’t think it
12 was quite what we agreed about. We were in agreement that residential will
13 be allowed in the C-1 Zone. Just not what the ratios are or what the formula
14 might be.
15

16 **Chairman Brawley** asked if that was consistent with all the Commissioners.
17 That is line 37 Page 3 of 5. This is what he remembers we did not have
18 details, but we did not exclude residential from the C-1.
19

20 **Commissioner Riccobene** stated we did not allow it or exclude it.
21

22 **Chairman Brawley** asked Commissioner Eby if she would like to rephrase
23 that sentence.
24

25 **Commissioner Eby** stated “there was no consensus that they would prohibit
26 residential in the C-1 zone.”
27

28 **Chairman Brawley** asked with that change were there any other changes.
29 Hearing none do we have a motion to approve with changes.
30

31 **MOTION: Commissioner Riccobene** moved to approve the minutes of the
32 March 14, 2017 meeting minutes as amended.
33

34 **SECOND: Commissioner Eby** seconded the motion.
35

36 **VOTE:** The motion carried unanimously (6-0).
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38 **4. PUBLIC HEARINGS AND APPLICATIONS**
39

40 *There were no public hearings or applications.*
41

42 **5. OLD BUSINESS**
43

44 **A. Discussion and action on text amendments to the Commercial**
45 **Zoning Code.**
46

47 **SUMMARY:** After lengthy discussions the following motions were voted on.
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49 **MOTION 1: Commissioner Craig** moved to allow agriculture as a permissive
50 use in the C-1 Zone.
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SECOND: Commissioner Tourville seconded the motion.

VOTE: was carried with a vote of (4-2) with Commissioners Phillips and Eby voting no.

MOTION 2: Commissioner Phillips moved to prohibit single family residential detached.

SECOND: Commissioner Brawley seconded the motion.

VOTE: was denied with a vote of (2-4) with Commissioners Tourville, Eby, Riccobene and Craig voting no.

MOTION 3: Commissioner Phillips moved to strike duplex, single family, triplex and townhouses from the residential category and use the recommended residential density of 10 Dwelling Units an Acre (DUA) as a minimum and 20 DUA as a maximum.

SECOND: Commissioner Eby seconded the motion.

VOTE: was carried with a vote of (6-0).

MOTION 4: Commissioner Eby moved to remove both categories of assisted living facilities and daycare facilities and not include them in any kind of list.

SECOND: The motion died for lack of a second.

MOTION 5: Commissioner Eby moved to keep the assisted living facilities under residential and move the daycare facilities to the institutional category. And keep as a permissive use.

SECOND: The motion died for lack of a second.

.....
MOTION 6: Commissioner Craig moved to keep as it is.

SECOND: Commissioner Phillips seconded the motion.

WITHDRAWN: Commissioner Craig withdrew the motion with support from Commissioner Phillips.

1 **MOTION 7: Commissioner Eby** moved to remove the daycare adult facilities
2 from the residential category.

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4 **SECOND: Commissioner Tourville** seconded the motion.

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6 **VOTE:** the vote carried (5-1) with Commissioner Craig voting no.

7
8 *****
9 **MOTION 8: Commissioner Riccobene** moved to move the daycare facilities
10 to the service category as a conditional use.

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

13
14 **VOTE:** was carried unanimously (6-0).

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16 *****
17 **MOTION 9: Commissioner Phillips** moved to take a portion of the retail in
18 its entirety and replicate it for the C-1.

19
20 **SECONDED: Commissioner Riccobene** seconded the motion.

21
22 **VOTE:** carried unanimously (6-0).

23
24 The final discussion was on the permissive, conditional and none permissive
25 uses, with notes made to give to Susan Henderson.

26 Permissive uses included: lodging, offices, commercial carwash, parking
27 structures.

28 None Permissive uses included: adult bookstores, adult entertainment,
29 fireworks, and large format retail.

30 Conditional uses included: farrier services, large animal boarding, mortuary,
31 rental centers, parking structures.

32 Self-storage, auto sales and trailer sales were given a question mark.
33

34 **6. NEW BUSINESS**

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36 *There was no new business.*

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38 **7. REPORTS**

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40 **A. PLANNING DEPARTMENT REPORT**

41
42 The department report included an end of year from code enforcement by Keen
43 Heinzelman, business and planning department charts of zoning reviews by Marcy
44 Bissell, and finally Planner McDonough's annual report on zoning actions.

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46 **9. COMMISSIONER'S INFORMAL DISCUSSION**

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48 *There was no informal discussion.*

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50 **10. ADJOURNMENT**

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Chairman Brawley asked if there was a motion to adjourn.

MOTION: Commissioner Tourville moved to adjourn the meeting at 9:40 pm.

SECOND: Commissioner Phillips seconded the motion

VOTE: the vote carried unanimously (6-0).

APPROVED by the **Planning and Zoning Commission of the Village Los Ranchos de Albuquerque** this _____ day of _____, 2017.

ATTEST:

Tim Tourville, Secretary
Planning and Zoning Commission