



VALENCIA COUNTY PLANNING & ZONING COMMISSION

MINUTES

Friday-January 30, 2015

4:00 PM

Valencia County Courthouse Commission Chambers

444 Luna Ave, Los Lunas, NM 87031

Roll Call

Present:

Commissioner LeRoy Baca

Commissioner Robert Q. Louie

Commissioner Michael McCartney

Commissioner Sue Moran

Jacobo Martinez (Not Voting)

1. CALL THE MEETING TO ORDER

Jacobo Martinez

2. PLEDGE OF ALLIGANCE

Jacobo Martinez

3. APPROVAL OF AGENDA

Action: Approve

Moved By: Commissioner Louie

Seconded By: Commissioner Baca

Motion Passed: Unanimously 4-0

4. APPROVAL OF MINUTES

November 20, 2014

Action: Approve

Moved By: Commissioner Baca

Seconded By: Commissioner Louie

Motion Passed: Unanimously 4-0

December 18, 2014

Action: Approve

Moved By: Commissioner Baca

Seconded By: Commissioner Louie

Motion Passed: Unanimously 4-0

5. SWEARING IN OF PARTICIPANTS

Jacobo Martinez

6. ACTION ITEM(S):

A. RE-ORGANIZATION OF PLANNING & ZONING COMMISSION

▪ Elect Chair And Vice-Chair

Commissioner Louie nominated Commissioner Baca for Chairman

Action: Approve

Moved By: Commissioner Louie

Seconded By: Commissioner Moran

Motion Passed: Unanimously 4-0

Commissioner Moran nominated Commissioner Louie for Vice-Chairman

Action: Approve

Moved By: Commissioner Moran

Seconded By: Commissioner McCartney

Motion Passed: Unanimously 4-0



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▪ Adopt Open Meetings Act For 2015

Action: Approve
Moved By: Commissioner Moran
Seconded By: Vice-Chairman Louie
Motion Passed: Unanimously 4-0

▪ Adopt Robert's Rules Of Order

Action: Approve
Moved By: Commissioner Moran
Seconded By: Vice-Chairman Louie
Motion Passed: Unanimously 4-0

▪ Adopt Conference Call Resolution

Action: Approve
Moved By: Vice-Chairman Louie
Seconded By: Commissioner McCartney
Motion Passed: Unanimously 4-0

▪ Adopt 2015 P&Z Commission Schedule

Action: Approve (Pending Revisions)
Moved By: Commissioner Moran
Seconded By: Commissioner McCartney
Motion Passed: Unanimously 4-0

B. REQUEST FOR A HOME OCCUPATION

Applicant: George Michael Conant
Purpose: Allow for Wholesale Coffee Distribution

Legal Description: T6N, R2E, Section 21 & 22, Map 88, N.M.P.M.; Land of John Carlberg;
Tract 1-A, Zoned RR-2; Filed in the office of the Valencia County Clerk; Also known as 2847
Highway 47, Los Lunas, NM 87031.

This property is located .77 miles SE of Patricio Rd. and also known as the Tome Berry Farm

This property falls within Commission District IV

County Commissioner Charles Eaton ♦ P&Z Commissioner Leroy Baca

Mr. Martinez stated Mr. and Mrs. Conant own a portion of property off Highway 47 and runs a coffee distribution business on this site which is a non-conforming use business as well as a raspberry farm which is allowable in an RR-2 district. **Mr. Martinez** stated there is an old adobe house on the property which the Conant's would like to fix up and turn into a small café which would feature some soups, salads, raspberry products. **Mr. Martinez** stated this item came before the Planning and Zoning Commission in November of 2014 and was tabled due to community opposition towards the zone change. **Mr. Martinez** stated after meetings between Mr. Conant and Tome Community members, it was decided Mr. Conant would meet the criteria for a Conditional Use Home Occupation which would allow the café and keep the land from being re-zoned to a commercial property. **Mr. Martinez** stated if in the future the business being allowed should cause more traffic or concerns for the community, the possibility of re-zoning the property to C-2 could be considered.

Commissioner Moran stated in reviewing the minutes there were concerns from community members about the traffic and asked Mr. Martinez if these members would be satisfied with this application as the traffic issue would still be there.



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Mr. Martinez stated since Mr. Conant has the raspberry farm and there are people who come to pick raspberries, there shouldn't too much of an increase in traffic.

Chairman Baca asked if this Conditional Use is for the coffee distribution and not for the coffee shop.

Mr. Martinez stated the coffee distribution and the café are incorporated in the request.

Chairman Baca stated the Agenda states the request is for a wholesale coffee distribution only and does not state anything about the coffee shop. Chairman Baca asked Mr. Martinez if the Commission could act on something that is not declared to the public.

Mr. Martinez stated he would like the Agenda to reflect that and would like to verify the wording on the public notice letters as well.

Commissioner McCartney stated if anybody has any concerns or regards to the traffic they have the opportunity to come to these hearings.

Chairman Baca stated he would like to know what the letters state.

Mr. Martinez stated the letters do state coffee distribution only and does not declare the café. **Mr. Martinez** stated this will need to be brought back to the Commission with the correct language on the Agenda and would like Mr. Conant to briefly give the Commission his previous testimony on his plans and ideas for the property.

Commissioner Moran asked if there would be three different business licenses for this property.

Mr. Martinez stated there is a current business license for the coffee distribution and the raspberry farm does not require one since it is an agricultural use.

Mr. Conant came before the Commission and gave a brief presentation regarding his desire to rehabilitate the old adobe house on the property and create a small café and retail shop which would include soups, salads, raspberry products from the farm, etc.

Commissioner Baca asked if there was anybody in favor of the request.

Mrs. Rhodes stated her name is Jerri and she is one of the community residents who was at the meeting when Mr. Conant applied for the zone change and was concerned should the zone change be approved the community plan they are trying to get passed would be side stepped. Mrs. Rhodes stated she and the Tome Committee were pleased Mr. Conant was willing to work them and would like to see the old adobe house restored and the Conant's succeed in their dream.

Mr. Greer stated his name is Tom and he is also a member of the Tome Committee and is also in favor of the application.

Chairman Baca asked if there was anybody in opposition. Chairman Baca stated there is nobody in opposition.

There was a motion to table the item for the February 24, 2015 Planning & Zoning meeting to reflect the correct language on the application which should read "To allow for small retail/café".

Action: Approve
Moved By: Commissioner McCartney
Seconded By: Commissioner Louie
Motion Passed: Unanimously 4-0



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C. REQUEST FOR A ZONE CHANGE FROM RR-2 TO C-1:

Applicant: Arthur D. Cordova

Purpose: Allow for Used Vehicle Sales

Legal Description: T5N, R2E, Section 32, Map 106, N.M.P.M.; Land of James W & Violet Culbreth; Tract 5, Zoned RR-2; Filed in the office of the Valencia County Clerk; Also known as 451 Jarales Rd., Jarales, NM 87023.

Tabled per applicants request

D. SECTOR DEVELOPMENT PLAN

This request is to allow Mr. Martinez to obtain approval from the P&Z Commission to move forward to go before the County Commission to gain approval for creating a process for implementation of a Sector Development Plan.

Action: Approve

Moved By: Commissioner McCartney

Seconded By: Commissioner Moran

Motion Passed: Unanimously 4-0

7. DISCUSSION

8. NEXT MEETING:

Tuesday February 24, 2015 @ 4:00 pm

9. ADJOURNMENT

Motioned By: Commissioner McCartney

Seconded By: Commissioner Moran