



VALENCIA COUNTY PLANNING & ZONING COMMISSION AGENDA

M-I-N-U-T-E-S

Tuesday June 26, 2018 @ 3:00 pm

Valencia County Administration Building

Commission Chambers, 444 Luna Ave, Los Lunas, NM 87031

PRESENT	ABSENT
Sue Moran, Chair	
Michael McCartney, Vice-Chair	
Frank A. Gurule, Member	
LeRoy Baca, Member	
Duana Draskiewicz, Member	
James M. Aranda, Community Development Director	
Gabriel Luna, Land Use Planner	
Brenda Alberts, Code Enforcement Officer	
Cindy E. Nevarez, Community Development Administrative Assistant	

ALSO PRESENT WERE: Michael Davis; Justin Zemke; Michael Birchall; Jarod Bottinelli; D'Nette Wood; Juan M. Aragon; Maria Cestuya ; Kim Owens; Lori Gustafson.

1) CALL THE MEETING TO ORDER

- At 3:00 PM Chair Moran brought the meeting to order.

2) PLEDGE OF ALLEGIANCE

- Chair Moran asked Commissioner Baca to lead the Planning & Zoning Commission and the audience in the Pledge of Allegiance.

3) APPROVAL OF AGENDA

- Planning & Zoning Administrator Gabriel Luna read the Agenda

APPROVAL: Motion to approve the Agenda

MOVED: Commissioner McCartney

SECONDED: Commissioner Gurule

CARRIED: Motion PASSED on a vote of **5 FOR and 0 AGAINST (Chair-Moran-YES; Vice-Chair-McCartney-YES; Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner Draskiewicz-YES)**

4) APPROVAL OF MINUTES April 24, 2018

- Chair-Moran discussed with the board if they had a chance to review the April 2018 minutes. All Members confirmed review.

APPROVAL: Motion to approve Minutes as presented

MOVED: Commissioner Draskiewicz

SECONDED: Commissioner McCartney



VALENCIA COUNTY PLANNING & ZONING COMMISSION AGENDA

CARRIED: Motion PASSED on a vote of **5 FOR and 0 AGAINST (Chair Moran; Vice-Chair McCartney-YES; Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner Draskiewicz-YES)**

5) SWEARING IN OF PARTICIPANTS

- Chair Moran swore in participants who would be speaking during the hearing.

6) ACTION ITEM(S)

A. Variance #2018-052 (District V, Commissioner McCartney)

Michael Davis requests a variance of the north and east side property line setback requirements from 15 feet to 7 feet, 6 inches for the placement of a new shop on the property at Lot 5 of R & S King Subdivision; Section 26, Township 7N, Range 2E; MRGCD Map 72; Zoned Rural Residential 2 (RR-2); Also known as 10 King Ct, Los Lunas, New Mexico 87031, .75 ac, Filed in Cabinet F, Page 125 in the Office of the Valencia County Clerk.

Background:

Discussion ensued

P & Z Commission Line of Questioning:

Vice-Chair McCartney:

Applicant:

Chair Baca:

Applicant:

Chair DraskiewiczCD

Vice-Chair McCartney:

CD Director James Aranda:

APPROVAL: Motion to Table Zone change request

MOVED: Commissioner Baca

SECONDED: Commissioner Gurule

CARRIED: Motion PASSED on a Vote of **5 For and 0 AGAINST (Chair Moran; Vice-Chair McCartney-YES; Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner Draskiewicz-YES)**

B. Variance #2018-055 (District II, Commissioner Draskiewicz)

Justin and Sheena Zemke request a variance of the east side property line setback requirements from 15 feet to 7 feet for the construction of an 8 foot wrap around porch on the property at Tract 39A and Tract 42A1. Section 10, Township 6 North, Range 2E; MRGCD Map 82; Zoned Rural Residential 2 (RR-2); Also known as 2 Albert Ln, Los Lunas, New Mexico 87031; 7.09 ac, Filed in Cabinet N, Page 462 in the Office of the Valencia County Clerk.

Background:



VALENCIA COUNTY PLANNING & ZONING COMMISSION AGENDA

Discussion ensued.

P & Z Commission Line of Questioning:

Vice-Chair McCartney:

Applicant:

Vice-Chair McCartney:

Applicant:

Chair Baca:

CD Director James Aranda:

APPROVAL: Motion to approve Variance

MOVED: Commissioner

SECONDED: Commissioner Draszkievicz

CARRIED: Motion PASSED on a vote of **5 FOR and 0 AGAINST (Chair Moran; Vice-Chair McCartney-YES; Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner Draszkievicz-YES)**

C. Variance #2018-064 (District II, Commissioner Draszkievicz)

Louis Vasquez requests a front setback variance for a reduction from the standard 30 feet to 18 feet 7 inches for the installation of a solar carport on the property at Tract A1B1, Section 36, Township 7 North, Range 2E; MRGCD Map 77; Zoned Rural Residential 2 (RR-2); Also known as 3 Franks Pl, Los Lunas, New Mexico 87031; 1.00 ac, Filed in Book 14, Page 166 in the Office of the Valencia County Clerk.

Background:

Discussion ensued.

P & Z Commission Line of Questioning:

Vice-Chair McCartney:

Applicant:

Vice-Chair McCartney:

Applicant:

Chair Baca:

CD Director James Aranda:

APPROVAL: Motion to approve Variance

MOVED: Commissioner

SECONDED: Commissioner

CARRIED: Motion PASSED on a vote of **5 FOR and 0 AGAINST (Chair Moran; Vice-Chair McCartney-YES; Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner Draszkievicz-YES)**



VALENCIA COUNTY PLANNING & ZONING COMMISSION AGENDA

D. Zone Change #2018-057 (District III, Commissioner Moran)

Wood-Franken LLC requests a zone change from Rural Residential 1 (RR-1) to Community Commercial District (C-2) to allow for a proposed use of a public horse and roping facility. The properties at Lots A-2-A and A-2-B; Section 33, Township 5 North, Range 2 East; Zoned Rural Residential 1 (RR-1); Belen, New Mexico 87002; 9.99 ac each, Filed in Cabinet M, page 379 in the Office of the Valencia County Clerk.

Background:

Discussion ensued

P & Z Commission Line of Questioning:

Vice-Chair McCartney:

Applicant:

Chair Baca:

Applicant:

Chair Draszkiwicz

Vice-Chair McCartney:

CD Director James Aranda:

APPROVAL: Motion to

MOVED: Commissioner

SECONDED: Commissioner

CARRIED: Motion PASSED on a Vote of **5 For and 0 AGAINST (Chair Moran; Vice-Chair McCartney-YES; Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner Draszkiwicz-YES)**

E. Conditional Use Home Occupation #2018-058 (District I, Commissioner Gurule)

Kim Owens requests a Conditional Use Home Occupation for a traveling touch massage for massage therapy on the property at Tract 3A, Land of Mark A & Sandra L Edwards. Section 29, Township 7 North, Range 2 East; MRGCD Map 73; Zoned Rural Residential 2 (RR-2); also known as 1528 Sichler Rd, Los Lunas, New Mexico 87031, 1.02 ac, Filed in Cabinet N Page 331 in the Office of the Valencia County Clerk.

Background:

Discussion ensued

P & Z Commission Line of Questioning:

Vice-Chair McCartney:

Applicant:

Chair Baca:

Applicant:

Chair DraszkiwiczCD

Vice-Chair McCartney:

CD Director James Aranda:



VALENCIA COUNTY PLANNING & ZONING COMMISSION AGENDA

APPROVAL: Motion to
MOVED: Commissioner
SECONDED: Commissioner
CARRIED: Motion PASSED on a Vote of **5 For and 0 AGAINST (Chair Moran; Vice-Chair McCartney-YES; Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner Draszkiwicz-YES)**

F. Conditional Use Second Dwelling #2018-059 (District II, Commissioner Draszkiwicz)

Gilbert Torres requests a Conditional Use Second Dwelling at Tract 5B1A2A2B2. Section 3, Township 6 North, Range 2 East; MRGCD Map 82; Zoned Rural Residential 2 (RR-2); also known as 13 Rector Rd, Los Lunas, New Mexico 87031, 0.86 ac.

Background:

Discussion ensued

P & Z Commission Line of Questioning:

Vice-Chair McCartney:

Applicant:

Chair Baca:

Applicant:

Chair DraszkiwiczCD

Vice-Chair McCartney:

CD Director James Aranda:

APPROVAL: Motion to
MOVED: Commissioner
SECONDED: Commissioner
CARRIED: Motion PASSED on a Vote of **5 For and 0 AGAINST (Chair Moran; Vice-Chair McCartney-YES; Commissioner Gurule-YES; Commissioner Baca-YES; Commissioner Draszkiwicz-YES)**

G. Conditional Use Home Occupation #2018-063 (District IV, Commissioner Baca)

Lori Shay Gustafson requests a Conditional Use Home Occupation for an in-home childcare on the property at Tract A3, Land of Toby Cordova. Section 5, Township 5 North, Range 2 East; MRGCD

Background:



VALENCIA COUNTY PLANNING & ZONING COMMISSION AGENDA

Discussion ensued

7) Discussion

- CDD James Aranda discussed the MRCOG's Planning Commission Meeting on May 11th, 2018.
- Matters of the county were discussed amongst CDD James Aranda and Staff.

8) Next Meeting:

- Tuesday July 24, 2018 @ 3:00 pm

9) Adjournment

MOVED:

Motion to adjourn made by

SECONED:

Motioned second by Commissioner

CARRIED:

Motion PASSED on a vote of **5 FOR and 0 AGAINST (Chair Moran; Vice-Chair**

McCartney-YES; Commissioner Gurule-YES; Commissioner Baca-YES;

Commissioner Draskiewicz-YES)