



P&Z REGULAR MEETING MINUTES
Roswell Planning & Zoning Commission
Tuesday, March 24, 2020 - 6:00 PM
Roswell Convention Center
912 North Main Street

Chair: Riley Armstrong, Vice Chair: David Storey, Secretary: Jesse McDaniel
Members: Kent Taylor, Saul Aguilar, James MacCornack, Jana Lessard

Community Development Staff: William Morris, AICP, CZO;
Merideth Hildreth, AICP; Miguel Martinez, CZO
Engineering Staff: Louis Najar, PE

Notice of this meeting has been given to the public in compliance with Sections 10-15-1 through 10-15-4, NMSA 1978 and City of Roswell, NM Resolution 19-37.

A. CALL TO ORDER AND WELCOME – Chair Riley Armstrong

The regular meeting of the Planning & Zoning Commission was called to order at approximately 6:00 p.m. by Chair Armstrong.

B. ROLL-CALL

Riley Armstrong (Chair)	PRESENT
David Storey	PRESENT
Kent Taylor	ABSENT
Jesse McDaniel	ABSENT
Saul Aguilar	PRESENT VIA TELEPHONE
Jana Lessard	ABSENT
James MacCornack	PRESENT VIA TELEPHONE

Staff Members Present:

William Morris, AICP, CZO, Director of Community Development
Merideth Hildreth, AICP, Planning & Zoning Administrator

Audience Members Present:

Sheila Crossley, and Tony Lara participated by phone.

C. SWEARING IN: Chair Armstrong swore in staff and members of the audience.

Sheila Crossley, and Tony Lara participated by phone.

D. APPROVAL OF THE AGENDA

Commissioner Storey MOTIONED to approve the agenda for the Tuesday, March 24, 2020 Planning and Zoning Commission as presented. Seconded by Commissioner Aguilar. The motion passed by a voice vote of four to zero. With Commissioners Aguilar and MacCornack participating by phone and Commissioners McDaniel, Taylor, and Lessard being absent.

E. **MINUTES:** Consider approval of the February 25, 2020 P&Z Regular Meeting Minutes Commissioner Storey MOTIONED to approve the minutes from the February 25, 2020 Planning & Zoning Commission regular meeting. Seconded by Commissioner MacCornack. The motion passed by a voice vote of four to zero. With Commissioners Aguilar and MacCornack participating by phone and Commissioners McDaniel, Taylor, and Lessard being absent.

F. **PUBLIC HEARING ITEMS:**

1. **CASE 20-007 VAR:** A request for a Yard Setback Variance and Building Height Variance in the R-1 Residential Zoning District. Subd: RIVERSIDE HEIGHTS Block: 35 Lot: 4 E 105' S 100.50' / W 10' E 105' N 60' Quarter: SE S: 31 T: 10S R: 24E BK 674 PG 29 WD. ADDRESS: 63 Riverside Drive (OWNER: SHEILA B. CROSSLEY).

Chair Armstrong introduced Case 20-007, a request for a yard variance and a height variance for a loft addition to an existing garage in the R-1 Zoning District.

Commissioner Storey made a MOTION to waive the Reading of the Land Use and Zoning Considerations, Finding of Facts, and Staff Recommendation with respect to Case 20-007. Seconded by Commissioner Aguilar. The motion passed by a voice vote of four to zero. With Commissioners Aguilar and MacCornack participating by phone and Commissioners McDaniel, Taylor, and Lessard being absent.

Chair Armstrong: Is there anyone wishing to speak in favor of Case: 20-007?

Sheila Crossley is requesting a variance to add an addition to what was originally a garage apartment to add an art studio with a small loft and will need a height variance and setback variance.

Chair Armstrong mentioned the drawings rendered by an architect in the packet.

Chair Armstrong: Is there anyone wishing to speak against Case: 20-007?

Against: None

Staff Comments:

Mr. Morris: Staff has reviewed the request that is well thought-out and is a valid request consistent and compatible with development in the area. Staff is supportive of this variance.

MOTION – 20-007 VAR

Commissioner Storey made a motion to approve Case Number 20-007 along with the land use and zoning considerations, finding of facts, staff recommendations, and testimony we have received this evening. Second by Commissioner MacCornack. The motion carried by a voice vote of four to zero. With Commissioners Aguilar and MacCornack participating by phone and Commissioners McDaniel, Taylor, and Lessard being absent.

2. **CASE 20-008 VAR: A request for west and east Side Yard Setback Variances in the R-1 Residential Zoning District. Subd: LOMITAS ENCANTADAS Block: 5 Lot: 1 AND:- Lot: 2 E 10' , S: 36 T: 10S R: 23E BK: 525 PG: 912 WDJT. ADDRESS: 2600 Highland Road (OWNER: TONY J LARA & ROSIE R LARA).**

Chair Armstrong introduced Case 20-008, a request for two yard variances for an existing primary residential dwelling in the R-1 Zoning District.

Commissioner Storey made a MOTION to waive the Reading of the Finding of Facts, Land Use and Zoning Considerations, and Staff Recommendations with respect to Case 20-008. Seconded by Commissioner Aguilar. The motion passed by a voice vote of four to zero. With Commissioners Aguilar and MacCornack participating by phone and Commissioners McDaniel, Taylor, and Lessard being absent.

Chair Armstrong: Is there anyone wishing to speak in favor of Case: 20-008?

Tony Lara asked the Commission to consider variances for the west and east side yards.

Chair Armstrong: Is there anyone wishing to speak against Case: 20-008?

Against: None

Staff Comments:

Mr. Morris: This house is located on a piece of property that has strange configurations, it is narrow at the back, and has topography issues as well. This variance will allow this house to be a conforming structure. Staff feels this request for a variance is compatible with the neighborhood and consistent with the intent of the zoning code and recommends approval.

MOTION – 20-008 VAR

Commissioner Storey made a motion to approve Case Number 20-008 along with the land use and zoning considerations, finding of facts, staff recommendations, and testimony we received this evening. Second by Commissioner MacCornack. The motion carried by a voice vote of four to zero. With Commissioners Aguilar and MacCornack participating by phone and Commissioners McDaniel, Taylor, and Lessard being absent.

G. NON-ACTION ITEMS

H. OTHER BUSINESS

I. PUBLIC COMMENTS

Mr. Morris thanked Riley Armstrong for nine plus years of service on the Planning & Zoning Commission since being appointed to fill a partial term in January 2011, for his time, patience, and guidance on this Commission. Thanked the Commission for a successful meeting in this new format of calling in.

Commissioner Storey asked if there could be a Skype or video meeting platform.

Mr. Morris said the City is exploring that, and Staff would like to start using PowerPoint during the Commission meetings.

Chair Armstrong stated he appreciates Staff. It's been a real pleasure to serve, appreciates everybody, and it's been a fun nine years.

J. REPORTS/ANNOUNCEMENTS

The Planning & Zoning Commission will not meet in April. Zero zoning cases were submitted for the April meeting.

K. ADJOURN

Chair Armstrong adjourned the meeting at 6:19 p.m.