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3 **MINUTES OF A REGULAR MEETING**  
4 **OF THE PLANNING & ZONING COMMISSION**  
5 **OF THE TOWN OF BERNALILLO**  
6 **HELD AT THE TOWN HALL**  
7 **MAY 6, 2008**

8 The Planning & Zoning Commission of the Town of Bernalillo met in Regular Session  
9 within the laws and rules of the Town on April 8, 2008 at 6:30 pm.

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11 Commissioner Debbie Kilfoy, Chairman  
12

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14 **Applicants / Members of Public Signed In:**  
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16 Fawn Dolan	Mike Maloney	Helen Sandoval	Robert Garcia
17 Mary Kwapich	Mary Jo Maloney	Scott Greene	Patsy Garcia
18 Thomas Ashe	Matthew Rimmer	Carlos Madrid	Charles McCurdy
19 Avery Volkmon	James Pike	Vangie Madrid	
20 Joe Jaramillo	Denise Silva	Steve Amiot	
21 Lisa Sickling	Wil Kerzee	Keith Carson	

22  
23 The Planning & Zoning Director (Kelly Moe), and Others, were also present but  
24 not signed in.  
25

26  
27 **1. CALL TO ORDER**  
28

29 Deputy Chariman Young called the meeting to order at 6:53 pm, and led those  
30 attending in a recitation of the Pledge of Allegiance.  
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33 **2. ROLL CALL**  
34

35 Commissioner Debbie Kilfoy	Not Present
36 Commissioner Teresa Young	Present
37 Commissioner Hazel Dameron	Not Present
38 Commissioner Tom Wilson	Present
39 Commissioner Georgina Chavez	Not Present
40 Commissioner Cipriano Montoya	Present
41 Commissioner Robert Satriana	Present

42  
43 A quorum was present.  
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4 **3. APPROVAL OF AGENDA**  
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6 The Chairman Young asked if all Commissioners had reviewed the Agenda, and  
7 asked if there were any changes to propose. Mr. Moe informed the Commission  
8 that Item B was withdrawn by the applicant. Commissioner Young asked that a  
9 discussion and review of the SU zoning be added to Discussion Items.

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11 Chairman Young entertained a motion to approve the Agenda with corrections.  
12 Commissioner Montoya so moved. Commissioner Wilson seconded the motion.  
13 All voted aye. The motion was carried.  
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16 **4. APPROVAL OF MINUTES**  
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18 The Minutes for April 8, 2008 were submitted for approval. Chairman Young  
19 called for corrections. No corrections were proposed.  
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21 The Chairman entertained a motion to approve the minutes of April 8, 2008 as is.  
22 Commissioner Montoya so moved. Commissioner Satriana seconded the motion.  
23 All voted aye. The motion was carried.  
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28 **5. REPORTS**  
29

30 a) **Next Meeting**

31 Mr. Moe informed the Commission that their next regular meeting was scheduled  
32 for June 10, 2008 all Commissioners voiced their assent.  
33

34 **6. ACTION ITEMS**  
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37 a) **Zoning Permit & Mainstreet Development Review– Building Remodel and Front**  
38 **Facade– (Dolan Developments-Fawn Dolan, agent):** Applicant requests approval of a Zoning  
39 Permit and Mainstreet Development review for building remodel and front facade at the  
40 property located at 111 Calle Del Presidente.  
41

42 The Chairman introduced the item to the Commission, and asked the applicant to  
43 present their request. Ms. Dolan, described the nature of her request for Zoning  
44 Permit and Mainstreet Development Review for building remodel and front  
45 facade at their property on Calle Del Presidente. She stated that the she had  
46 requested design assistance from Mainstreet Project and was awaiting drawings.

1 She also had met with surrounding property owners and they would possibly work  
2 on a collaboration to improve all the buildings and grounds in the general vicinity.  
3 A brief general discussion by the Commission ensued.

4  
5 The Chairman entertained a motion. Commissioner Wilson motioned to approve.  
6 Commissioners Montoya seconded the motion. All voted aye. The motion was  
7 carried.

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12 b) **Conditional Use Permit – Business in a C-1 Zone-Heavy Equipment Rentals (Ahern**  
13 **Rentals, Inc.-Nancy Beaudet, agent):** Applicant request approval of a Conditional Use Permit  
14 for a Business in a C-1 Zone- Heavy Equipment Rentals at the property located at 102 E.  
15 Frontage Road.

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17 **This Item was pulled form the agenda at the request of the applicant.**

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19  
20 c) **Conditional Use Permit – Church (Bernalillo Church of Christ- Will Kerzee):** Applicant  
21 request approval of a Conditional Use Permit for a Church at the property located at 1018  
22 Camino Del Pueblo.

23  
24 The Chairman introduced the item to the Commission, and asked the applicant to  
25 present their request. Mr. Kerzee & Mr. Jaramillo described the nature of their  
26 request. They explained that they recently sold their old property on HWY 528  
27 and their congregation has grown so they found a new building to hold services.  
28 They are aware that they will need to make a few interior changes to the building  
29 to accommodate the amount of people attending. They have spoken with the  
30 town’s building official and will make the necessary arrangements. A brief  
31 general discussion but the Commission ensued.

32  
33 The Chairman entertained a motion. Commissioner Montoya motioned to  
34 approve. Commissioner Satriana seconded the motion. All voted aye. The motion  
35 was carried.

- 36  
37 d) **Conditional Use Permit – Seasonal Ancillary Business- Snow Cone Hut (Chill Out, LLC-**  
38 **Avery Volkmon, agent):** Applicant request approval of a Conditional Use Permit for a snow  
39 cone stand/hut at the property located at 111-A Camino Don Tomas.

40  
41 The Chairman introduced the item to the Commission, and asked the applicant to  
42 present their request. Mr. Volkmon briefly described the nature of his request. He  
43 explained that this was a seasonal (summer month’s) business only. He owns the  
44 property where the car was is located and would place a temporary “hut”, that has  
45 been approved by the State Health Dept., on party of the property. He assured  
46 them that there was plenty of parking and would place a cross walk for children  
47 and others to cross from the other areas of the site. A brief general discussion by

1 the Commission ensued. The Commission was concerned about the amount of  
2 traffic and the children crossing in front of cars.

3  
4 The Chairman entertained a motion. Commissioner Wilson motioned to approve.  
5 Commissioner Satriana seconded the motion. All voted aye. The Motion was  
6 carried.

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8 e) **Summary Plat – Lot Split** (Al Sanchez-alpha Professional, agent): Applicant request  
9 approval of a Summary Plat for a Lot Split of Tract 99A21, Lands of Rita Last.

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11 The Chairman introduced the item to the Commission, and asked the applicant to  
12 present their request. No one was present to represent the application. A brief  
13 general discussion by the Commission ensued.

14  
15 The Chairman entertained a motion. The Chairman motioned to Table the item  
16 until some one is available to represent the application. All voted aye. The Motion  
17 was tabled due to lack of representation.

- 18  
19 f) **Preliminary Plat – “Campo Escondido”** (Parimo, LLC-Matthew Rimmer/JR Montalvo,  
20 agent): Applicant request approval of a Preliminary Plat for a 16 lot Zero-Lot Line Subdivision  
21 of Tracts A, Lands of Jaramillo-Dalton on the property known as 171 Call Del Escuela.

22  
23 The Chairman introduced the item to the Commission, and asked the applicant to  
24 present their request. Mr. Rimmer, the applicant’s agent, briefly described the  
25 nature of their request. They had come before the commission previously and had  
26 been granted a Zone Change. They would now like to proceed with their  
27 development and are asking for Preliminary Plat approval. There were a few  
28 issues that staff was concerned with but a meeting and several phone  
29 conversations prior to the hearing clarified the issues. A brief general discussion  
30 by the Commission ensued. Several of the neighbors had concerns about the  
31 technical process. Those questions were addressed by staff and the Commission.  
32 After a lengthy discussion about the subdivision and all the surrounding neighbors  
33 concerns as well as those of the Commission they agreed that some of the  
34 technicalities needed to be dealt with before proceeding. Some of those items  
35 were: Grading & Drainage Plan, Water Rights transfer, Administrative Fees, etc.

36  
37 The Chairman entertained a motion. Commissioner Wilson motioned to Table the  
38 item until next month’s meeting. There was no second for the motion, motion  
39 dies. The Chairman entertained another motion. Commissioner Montoya motion  
40 to approve the Preliminary Plat with the recommendation that anyone with a  
41 grievance should file an appropriate appeal. Commissioner Satriana seconded the  
42 motion. Two voted aye (Montoya, Satriana). Two voted nay (Young, Wilson).  
43 The motion dies. The Chairman entertained another motion. Commissioner  
44 Montoya motioned to Table the item. Commissioner Wilson seconded the motion.  
45 All voted aye. The motion was carried.

1 g) **Amendment to the Zoning Ordinance (Annexation & Zone Change)** – “**Petroglyph**  
2 **Trails**” (Trails Investors, LLC-Thomas Ashe, agent): Applicant request approval of an  
3 Annexation and Amendment to the Zoning Ordinance, Zone Change to SU (Special Use) with  
4 a Master Plan for “Petroglyph Trails” , a proposed multi-use development.  
5

6 The Chairman introduced the item to the Commission, and asked the applicant to  
7 present their request. Mr. Ashe briefly described the proposed request for  
8 Amendment to the Zoning Ordinance, Annexation & Zone Change. Several of the  
9 concerns were: the reasoning for the SU Zone, Water/Sewer and Utilities plans  
10 and overall use of development. Traffic was a particular concern. There would  
11 only be one access to the development. A brief general discussion by the  
12 Commission ensued.  
13

14 The Chairman entertained a motion. Commissioner Montoya motioned to recommend  
15 approval of the Annexation without consideration of Zone Change first, then return to the  
16 Commission for approval and recommendation of the Zone Change. Commissioner Wilson  
17 seconded the motion. All voted aye. The motion was carried.  
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#### 20 **7. DISCUSSION ITEMS**

21 Discussion items were presented and a general discussion by the commission  
22 ensued. Several ideas were discussed and the applicants agreed to present at next  
23 month’s meeting with the new ideas implemented.  
24

#### 25 **8. ADJOURNMENT**

26 The Chairman entertained a motion to adjourn. All voted aye. Motion carried and  
27 meeting adjourned at 8:07pm.  
28