PLANNING & ZONING COMMISSION
CITY OF TRUTH OR CONSEQUENCES, NEW MEXICO

SPECIAL MEETING

Tuesday, May 20, 2008

TIME & PLACE: The Planning & Zoning Commission of the City of Truth or Consequences, New Mexico, met in Special Session in full conformity with the law and ordinances of said Commission, at the Commission Chambers of said City on Tuesday, the 20th day of May, A.D., 2008.

Bill Howell, Chairman opened the Special meeting with reading the Legal Notice as follows:

NOTICE is hereby given that the Planning & Zoning Commission will hold a Special meeting on Tuesday, May 20, 2008 at 5:30 P.M. in the Commission Chambers, 405 W. Third, Truth or Consequences, New Mexico to receive input regarding the following:

Special Use Application – For Residential/Commercial Planned Unit Development (RCPUD) on 3.921 acres in the S2 SE4 Section 29, T13S R4W – A metal Storage building on parcel along Gun Club Road, adjacent to shooting range – Michael Schurer.

PRESIDING OFFICER: The meeting was called to order by Bill Howell, Chairman and Hazel F. Peterson acted as secretary of the meeting.

ATTENDANCE: Upon calling the roll the following members were reported present:

Bill Howell, Chairman
Viola Bonner, Vice Chairman
Lee Foerstner, Member
Joey Perry, Member
Raymond Ruffini, Member

Also Present:

Chris Nobes, Building Inspector
Hazel F. Peterson, Deputy City Clerk

Absent:

QUORUM: There being a quorum present the Commission proceeded with the business at hand.

SPECIAL USE APPLICATION – SCHURER: Michael Schurer approached the podium and stated he would like to put a metal storage building on this property to store some automobiles that he owns.

Mr. Howell asked if this was just for his hobby and not a business enterprise.

Mr. Schurer stated yes that he has been collecting these cars as a hobby for many years.

Mr. Howell stated there were some concerns that without doing a lot of dirt work it would be hard to fit this size building into where you are not underneath the lines.
Mr. Schurer stated there is a flat spot on the back of the property near the gun range that’s perfectly adequate for this building, and wouldn’t have to do much of anything back there.

Mr. Aguilera stated that Mr. Schurer can put up the building if he puts in a residential unit on the same property, but by SUP he can put up the building by itself. He stated that the rational is that the building is going to be allowed there by right of point in the future because of the T-1 zoning. He stated this property has the right to both zones according to the zoning ordinance he can either use the T-1 underlying zone and build a building or set of building by right without coming to this Commission, without getting any special permits, or he can chose to go the RCPUD zoning and then he has to go through this process. He stated the RCPUD is better because this Commission can condition the building as opposed to the T-1 process which can’t be conditioned.

Mr. Ruffini asked if a metal building could be built on a T-1 property without a residence.

Mr. Aguilera stated yes, not without a residence.

Mr. Ruffini stated then he couldn’t do it either way.

Mr. Aguilera stated yes but all he would have to do in the T-1 is put up a thousand square foot residence or a modular unit and that would qualify him to put in the other building, and you loose control of the architecture.

Discussion ensued.

"Joey Perry moved approval of the Special Use Application submitted by Michael Schurer and submit to the City Commission for their consideration because it follows the provisions identified in the Special Use Application items A through G with the following conditions:

1. That the metal building be covered with veneer, or other material
2. That there is a grading plan
3. That the property retain post-development run-off

Motion died for lack of a 2nd.

Further discussion ensued.

"Bill Howell moved approval of the Special Use Application submitted by Michael Schurer and submit to the City Commission for their consideration with the following conditions:

1. All four sides of the metal building be veneered
2. No outside storage of vehicles, other than operable vehicles for personal use
3. That an engineered grading plan be developed for the building location
4. That post-development run-off be contained on the property
5. That hours of operation be limited to 8:00 am to 5:00 pm

Seconded by Joey Perry
Motion carried unanimously.
ADJOURNMENT: There being no further business to come before the Commission, Bill Howell, Chairman called the meeting adjourned.

APPROVAL: PASSED AND APPROVED this 3rd day of June, 2008, on motion duly made by [Signature], and seconded by [Signature] and carried.

Bill Howell, Chairman