

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

Action Minutes

Tuesday, August 7, 2012

TIME & PLACE: The Planning & Zoning Commission of the City of Truth or Consequences, New Mexico, met in Regular Session in full conformity with the law and ordinances of said Commission, at the Commission Chambers of said City on Tuesday, the 7th day of August, 2012.

PRESIDING OFFICER: The meeting was called to order by Bill Howell, Chairman. Angela A. Torres acted as Secretary.

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

Bill Howell, Chairman
Joey Perry, Vice Chairman
James Jacobs, Member
January Roberts, Member

Also Present:

Juan Fuentes, City Manager
Bill Slettom, Community Development Director
Angela A. Torres, Deputy City Clerk

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

APPROVAL OF AGENDA: Bill Howell, Chairman called for approval of the Agenda.

Joey Perry stated item #5, "Discussion/Action- Expiration of Board Members for appointment/re-appointment to Planning & Zoning Commission," should be eliminated from the agenda. Section 2-227 of the municipal code states, "Vacancies in the office of Planning & Zoning Commission shall be filled by the City Commission. The City Commission shall have the authority to remove any member for cause, which cause shall be stated in writing and made a part of the hearing."

Joey Perry recommends that the City Commission make the decision for appointment/re-appointment of the Planning & Zoning commission.

"Joey Perry moved approval of the agenda with the removal of item #5."

Seconded by James Jacobs
Motion carried unanimously.

APPROVAL OF
MINUTES:

Bill Howell, Chairman called for review and approval of minutes of the Work Session/Regular meeting held Tuesday, July 3, 2012.

January Roberts noted, on page 2 of the minutes, paragraph 6, where it states, "Joey Perry was concerned that the new proposed ordinance does not address noise issues," Ms. Roberts recalls she was the one who had concerns regarding the noise issues, and Ms. Perry's concerns were with density issues.

Joey Perry stated she had concerns with both noise and density.

Ms. Roberts asked that her name be added to the portion of the minutes concerning noise issues.

Joey Perry noted, on the regular portion of the meeting minutes, Bill Slettom, Community Development Director, and Mark Huntzinger, WH Pacific Senior Engineer, were not listed as being present at the meeting.

"Joey Perry moved approval of the minutes of the Work Session/Regular meeting held Tuesday, July 3, 2012 with the two corrections found by January Roberts and herself."

Seconded by January Roberts.
Motion carried unanimously.

COMMENTS
FROM THE
PUBLIC:

Ms. Sophia Peron came before the Commission with concerns regarding Planning & Zoning Agendas, ICIP and the City Comprehensive Plan.

Mr. Ron Fenn came before the Commission with concerns regarding the City Organization Chart.

DISCUSSION/ACTION- ZONING
OVERLAY
ORDINANCE:

Discussion/Action- Zoning Overlay Ordinance to Limit Height of Objects and Certain Uses Around the Truth or Consequences Municipal Airport.

Joey Perry asked why the Airport Zoning Overlay Ordinance was listed on the agenda if no changes have been made since the previous meeting.

Community Development Director, Bill Slettom, stated City Staff has not yet consulted with Mark Huntzinger or with the Planning & Zoning Commission to collaborate, and reconcile some of the issues that were brought up at the previous Work Session, but he will take this as direction to proceed.

Juan Fuentes, City Manager, advised the Planning & Zoning Commission to please forward any additional concerns they may have regarding the proposed Overlay Ordinance to the City Clerk's Office.

Joey Perry asked that the Zoning Ordinance apply to the approved Airport layout plan that shows the existing and proposed runways.

January Roberts had concerns regarding whether or not the Overlay Zone has a future purpose, or if it is specifically for a proposed project.

Juan Fuentes, City Manager, stated they are not looking at one specific project. The goal is for what they want to see as being the governing ordinance in the future, stating one of the issues that lead to the new proposed ordinance is the restrictiveness of the current zone compared to what other Municipal Airports have in New Mexico.

City Manager Fuentes stated that they will schedule another Workshop, and follow it up with another meeting.

"James Jacobs moved to postpone the Zoning Overlay Ordinance until the next available Workshop."

Seconded by January Roberts.
Motion carried unanimously.

DISCUSSION/ACTION- RULES OF PROCEDURE:

Discussion/Action- Rules of Procedure for P & Z meetings.

January Roberts informed the Commission that it was her idea to go over the Rules of Procedure, stating she feels the Planning and Zoning Commission needs to adjust the procedures of their meetings to make the meetings run more smoothly.

Ms. Roberts stated she would like the Planning & Zoning agenda to be available sooner than the Friday before the scheduled meeting.

James Jacobs stated the City would have to change the ordinance in order for agendas to be received at an earlier date.

Joey Perry noted that it would have to be changed by Resolution not Ordinance, but before them is the City Commission Rules of Procedure, and it is not clear to her whether or not all of the Boards are supposed to follow the City Commission Rules or if they can create their own rules.

Bill Slettom noted each type of meeting has different rules, but it is entirely in the Planning & Zoning Commission's purview to recommend rules and procedures that they want adopted into the City Code.

Joey Perry stated that under the Municipal Code 2-229 it states, "The Planning & Zoning Commission shall hold at least one regular meeting each month and shall adopt rules for the meetings and for the transaction of business," Therefore they do have the authority to make their own Rules of Procedure.

Discussion ensued regarding Rules of Procedure the Planning & Zoning Commission would like to have adopted, such as field trips being held prior to meetings, and comments from the public being listed after presentations so that the public can have input on each individual presentation.

"Joey Perry moved that they establish a committee of two (2) Planning & Zoning members to revise ordinances; and postpone the Rules of Procedure for two months so the Board can have time to draft their ideas."

Seconded by January Roberts.
Motion carried unanimously.

Joey Perry and James Jacobs volunteered to be members of the committee.

ADJOURNMENT: There being no further business to come before the Commission, Bill Howell, Chairman asked there be a motion to adjourn the meeting.

"January Roberts moved to adjourn the meeting."

Seconded by James Jacobs.
Motion carried unanimously.

APPROVAL:

PASSED AND APPROVED this 4th day of September,
2012, on motion duly made by January Roberts and seconded
by Joey Perry and carried.
Bill Howell
Bill Howell, Chairman