

REGULAR MEETING MINUTES
CITY OF ARTESIA PLANNING AND ZONING COMMISSION
Artesia Recreation Center
November 20, 2013

Commission Members present: Chairman Gary Sims, Mike Deans, Richard Price, Aleene Ivy and Paul Alvarez.

Also present: Chad Harcrow, Dalton Bell, Joseph Silva, Don Bennett, and Terry Hill.

Present from the City of Artesia: Cheryl Hinkle, Tina Torres, Byron Landfair and Elida M. Martinez.

The meeting was called to order at 2:00 p.m.

1. It was determined that a quorum was present.
2. The minutes of the Regular Meeting of Wednesday, October 16, 2013 were approved on motion by Richard Price and second by Aleene Ivy.
3. Presentation and consideration of a request for a variance to the size requirement of manufactured housing from Westside Church of Christ, 2002 W. Grand Avenue, C "Commercial" zoning district in Sec. 18, T17S, R26E. Mr. Dalton Bell representing the church did the presentation. The Church would like to set a single-wide 16 ft x 78 ft manufactured home on the Northwest side of the church on a permanent foundation to use as a parsonage. Access to the property would be off of Grand Ave. Cheryl Hinkle had previously spoken with Mr. Bell and had given him the size requirements for a manufactured home on this property. Mrs. Hinkle read the Ordinance to the Zoning Committee. After considerable discussion, motion was made not to approve by Mike Deans and seconded by Aleene Ivy. Unanimous vote to deny.
4. Presentation and consideration of a Home Occupation Business License (HOBL) for Functional Performance LLC. Located at 2109 W. Bullock Ave., R1-B "Single Family Residential" zoning district. Sec.18, T17S, R26E. Mr. Joseph Silva would like to use his garage to offer personal training. He anticipates having at most two or three people at a time; fire code restricts it to no more than eight people at one time, and also requires the installation of a commercial fire extinguisher. His hours will be Monday –Friday 5:00 p.m. till 8:00 p.m. Motion was made to approve by Richard Price and seconded by Aleene Ivy; unanimous vote of approval.
5. Presentation and consideration of Canyonstone Subdivision Replat No. 1, located on the NW corner of 26th Street & Richey Avenue, PUD "Planned Unit Development" zoning district in Sec. 1, T17S, R25E. The property owner is expanding Parcel 4, to be used for drainage only. No structures will be built on this parcel. Motion was made to approve by Aleene Ivy and seconded by Mike Deans; unanimous vote of approval.
6. Presentation and consideration of Piedras Subdivision Replat 1, located on West Mill Road, M-1 "Light Industrial" zoning district in Sec. 32, T16S, R26E. Mr. Don Bennett would like to carve out Tract 7, along with a 20' alley, so that there will be access from Mill Road. He is going to sell this property. Mike Deans made a motion to approve and Richard Price seconded; unanimous vote of approval.

7. Presentation and consideration of Quail Run Unit 3 Subdivision Replat 2, located on Lark Lane off Hwy 285 & Compress Road in Sec. 29, T16S, R26E. The property owners bought two lots; however, they would like to dissolve the adjoining property line to make one big lot so that they can build a large home. Motion was made to approve by Aleene Ivy and seconded by Mike Deans; unanimous vote of approval.
8. Presentation and consideration North Park E/2 Lot 144 Boundary Adjustment, located on County Road #115 off Hwy 285 and North 13th Street (CR#110) in Sec. 32, T16S, R26E. Property owner Billy Collins is creating Tract B from a larger tract. Motion was made to approve by Mike Deans and seconded by Paul Alvarez; unanimous approval.
9. Presentation and consideration of Lots 1 & 2, Block 2 Savannah Park Estates Boundary Line Adjustment, located on Estates Drive in Sec. 4, T18S, R26E. Dr. Johnny Moreno is adjusting the east property line further east to avoid an existing fence. Mike Deans made a motion to approve and Aleene Ivy seconded; unanimous vote of approval.
10. Presentation and consideration of Lot 2, Block2 Savannah Park Estates Land Division, located on Estates Drive in Sec. 4, T18S, R26E. Lot 2 is being subdivided into Lots A & B. Motion was made to approve by Mike Deans and seconded by Richard Price; unanimous vote of approval.
11. Presentation and consideration of Cotham Shop Land Division, located on NW Corner of West Avenue & 26th Street in Sec. 12, T17S, R26E. Mr. Cotham would like to adjust the property line in order to keep his shop because the rest of his property is for sale. At staff's request, Mr. Harcrow agreed to make the new parcel 50 ft wide. Motion was made to approve by Aleene Ivy and second by Paul Alvarez; unanimous vote of approval.
12. No old business was discussed.
13. The next meeting will be held on Wednesday, December 18, 2013 at 2:00 p.m. at City Hall Council Chambers.
14. The meeting was adjourned at 2:45 p.m.

The minutes were reviewed and approved without changes during the meeting of _____.

Chairman

Attest: _____