



**VILLAGE OF BOSQUE FARMS  
PLANNING & ZONING COMMISSION  
MINUTES OF THE REGULAR MEETING  
APRIL 6, 2015**

**1. RESIDENTS TO ADDRESS COMMISSION ON NON-AGENDA ITEMS**

None.

**2. CALL TO ORDER**

Chairman Sharon Eastman called the meeting to order at 6:00 p.m.

**3. ROLL CALL**

Present were Chairman Sharon Eastman, Commissioners Carl Hulsey, Karen McAda, Robert Morgan, Chad Wood and Planning & Zoning Administrator Loretta K. Hatch.

**4. PLEDGE OF ALLEGIANCE**

Chairman Eastman led the Pledge of Allegiance.

**5. APPROVAL OF AGENDA**

Commissioner McAda moved to approve the Agenda for April 6, 2015 with the omission of Item 6.) Approval of minutes and switching the order of items A. and B. under 9.) New Business. Commissioner Hulsey seconded. **Motion carried unanimously.**

**6. ELECTION OF CHAIRPERSON**

Commissioner McAda nominates Sharon Eastman as Chair of the Planning & Zoning Commission. Commissioner Morgan seconded. **Decision unanimous.**

**7. ELECTION OF VICE CHAIRPERSON**

Commissioner Hulsey nominates Karen McAda as Vice Chair of the Planning & Zoning Commission. Commissioner Morgan seconded. **Decision unanimous.**

**8. APPROVAL OF PLANNING & ZONING COMMISSIONERS MEETING POLICY AND GUIDELINES RESOLUTION #836-15.**

Motion made by Commissioner McAda to adopt Planning & Zoning Commissioners Meeting Policy and Guidelines Resolution #836-15. Seconded by Commissioner Hulsey. **Motion carried unanimously.**

**9. NEW BUSINESS**

**A. Request for a Variance as per Ordinance 10-1-5.D. at 2290 Bosque Farms Blvd. by Karen Silverio, for the purpose of allowing a car port in the thirty (30) foot front setback area.**

Sworn in:

Karen Silverio, 1643 Columbia Dr. SE, Albuquerque, NM 87106.

Mrs. Silverio requested that request be tabled.

Motion made by Commissioner McAda to table the request for a Variance at 2290 Bosque Farms Blvd. by Karen Silverio to the May regular meeting of the Planning & Zoning Commission. Seconded by Commissioner Morgan. **Motion carried unanimously.**

**B. Request for Conditional Use Permit as per Ordinance 10-1-11.E.2.b. at 1775 Bosque Farms Blvd. by Rigo B. Antonio Meza for the purpose of operating an outdoor flea market.**

Sworn in:

Carmela Gonzales (Interpreter), 3231 Prairie Sage, Los Lunas, NM 87031.

Rigoberto Antonio Meza, 715 ½ Towner Ave NW, Albuquerque, NM 87102.

Beatrice Carabajal, 10304 Autumn Sage NW, Albuquerque, NM 87114.

Phillip Carabajal, 10304 Autumn Sage NW, Albuquerque, NM 87114.

Discussion regarding conditions placed on usage as per Ordinance 10-1-11E.2.b.:

b. Flea markets, subject to the following regulations:

1. There shall be at least two (2) off-street parking spaces per rental stall on the premises;
2. The sale of animals is prohibited;
3. No merchandise intended for sale shall be stored on site after closing hours;
4. All tarps, tents, or sunshades shall be securely attached to prevent a safety hazard and shall be removed at daily closing time;
5. A site plan designed in accordance with the above requirements shall be submitted as part of the approval process; and

6. A solid fence to provide a visual barrier at least six (6) feet and no more than eight (8) feet high shall be erected and maintained between the activity and any contiguous residential Zone Districts as per Section 10-1-5.G. of this Ordinance.

- 1.) It has been determined that there is adequate parking.
- 2.) There is currently no signage regarding the prohibition of animal sales. Currently vendors are being given verbal warnings. It was stated that signage would be put up on the premises regarding the prohibition of animal sales.
- 3.) Merchandise removed.
- 4.) It has been determined that all tarps, tents or sunshades are being removed at the close of business.
- 5.) Solid fence between activity and contiguous residential zone is 90% complete.

Questions arose regarding illegal structure that had been erected on premises and whether or not it had been removed. It had been removed. The food vender who had erected the structure does have a food handler's permit through NMED and a separate Business License/Registration with the Village of Bosque Farms.

NMDOT will install "No Parking" and "No Vending" signs along the east easement along HWY 47.

Stated that the Village can regulate that animal sales are prohibited. The owner has the right to prohibit the sale of other items.

Concern was voiced by Commissioner Hulsey as to whether Mr. Meza was present at the property during hours of operation. Mr. Meza stated that he opens the market and after a few hours he leaves and leaves his wife in charge. He comes back later to close it. He stated that someone comes with his wife that speaks English.

Discussion regarding parking along right-of-way on Morrison Dr. It was recommended that "No Parking" signs be put up.

Chairwoman Eastman asked for clarification regarding whether or not a manager was on the property at all times when it is in operation. Mr. Meza stated his wife is in charge. Chairwoman Eastman would like more management done. Mr. Meza stated that if it is a problem he can stay. Chairwoman Eastman stated that it didn't matter who it was as long as someone was there managing things. Chairwoman Eastman stated that they needed to "Police" themselves. Mr. Meza stated he comes in the morning and makes sure that all the vendors are doing what they need to do and after they set up that is when he leaves. He comes back later to close up.

It was recommended by Commissioner Morgan that when vendors pay for their spot that they could be given a copy of the rules of the Flea Market.

Chairwoman Eastman asked Mr. Carabajal if there was a plan to update the booths. Mr. Carabajal said yes, there is a plan to rebuild/repair the tables on the property.

Motion made by Commissioner McAda to **APPROVE** the request for a Conditional Use Permit as per Ordinance 10-1-11.E.2.b. at 1775 Bosque Farms Blvd. by Rigo B. Antonio Meza for the purpose of operating an Outdoor Flea Market noting that the operators are to comply with all conditions of 10-1-11.E.2.b. and that all structures on the site are to be maintained in a safe and attractive manner. Commissioner Hulsey seconded. **Motion carried unanimously.**

#### **10. MONTHLY REPORT**

Mrs. Hatch gave report for the month of March.

#### **11. ADJOURN**

Motion made by Commissioner McAda to adjourn meeting at 7:30PM . Seconded by Commissioner Hulsey. **Motion carried unanimously.**

**PASSED, APPROVED AND ADOPTED THIS 1ST DAY OF JUNE 2015.**

ATTEST:

\_\_\_\_\_  
Sharon Eastman, P & Z Chairman

\_\_\_\_\_  
Loretta K. Hatch, Planning & Zoning Administrator/Officer