

**PLANNING & ZONING COMMISSION
SEPTEMBER 13, 2010**

MINUTES

- 1) Residents to Address Commission (Non-Agenda Items)**
- 2) Call to Order**

Chairman Garrison called the meeting to order at 6:30 pm.

- 3) Roll Call**

Present were Chairman Garrison, Commissioners Eastman, Griffin, Hulsey, Craig and Planning & Zoning Officer, Donna Baker.

- 4) Pledge of Allegiance**
- 5) Approval of Agenda**

Commissioner Eastman moved to approve the agenda as submitted.

Commissioner Hulsey seconded the motion. Motion carried unanimously.

- 6) Approval of the Minutes: August 2, 2010**

Commissioner Griffin moved to approve the minutes as presented.

Commissioner Eastman seconded the motion. Motion carried unanimously.

- 7) New Business**

- A. Request for a Land Split as per Ordinance 10-2-15**

450 North Bosque Loop by Magdalena Grijalva Agent Anna Parada
For the purpose of subdividing the Lands of Dr. E. Blake within Section 2;
Township 7 North; Range 2 East; Tract 2, containing 5.10 acres more or
less, into two (2) tracts (Tract 16B2B will be 2.37 acres and Tract
16B2A will be 2.72 acres)

Mr. Parada was sworn in. He stated the property belonged to his in-laws who had recently passed away and the family needed to sell the property. At the advice of the realtor, they decided to split the property to offer more options.

Commissioner Eastman asked what the issue was with the septic tank and leach field.

Mr. Parada stated he had emailed Ms. Baker and asked that she forward the email onto the Governing Body and the Commission but had heard nothing back.

Commissioner Eastman asked if the house was hooked up to water and sewer.

Ms. Baker stated the house was hooked up to the water but not the sewer. When the empty lot is bought and a house is built then the owners must hook up to the water and sewer.

Mr. Parada stated he had no idea where the leach field is.

Commissioner Hulsey stated the realtor should know.

Ms. Montoya (the realtor) and Russ Walkup were sworn in.

Mr. Walkup stated that if the land is split as proposed, leach field would be on the vacant lot.

Commissioner Hulsey asked how Mr. Walkup was privy to the information.

Mr. Walkup stated his parents had lived there and he had put in the leach field.

Commissioner Griffin stated the realtor would have to include that information in the disclosure statement.

Ms. Montoya stated yes.

Commissioner Eastman stated the Commission had no authority over this issue.

Ms. McNabb (a resident) was sworn in. She stated that Mr. Parada would probably have to move the septic to the east side of the property. She stated the Commission should recommend approval of this request with conditions.

Commissioner Griffin moved to recommend approval of this request to the Governing Body as per Ordinance 10-2-15.

Commissioner Craig seconded the motion.

Commissioner Hulsey asked that the disclosure statement be included in the motion.

Commissioner Eastman stated that it wasn't the Village's responsibility to do so.

Motion carried unanimously.

12) Monthly Report

Ms. Baker gave the monthly report for August.

13) Adjourn

Commissioner Griffin moved to adjourn at approximately 7:00 pm.

Commissioner Eastman seconded the motion. Motion carried unanimously.

PASSED, APPROVED AND ADOPTED ON THIS ___ DAY OF _____, 2010.

Chairman, Dan Garrison

ATTEST:

Planning & Zoning Officer, Donna Baker