



**VILLAGE OF BOSQUE FARMS
PLANNING & ZONING COMMISSION
MINUTES OF THE REGULAR MEETING
MAY 6, 2019**

1. RESIDENTS TO ADDRESS COMMISSION ON NON-AGENDA ITEMS

None.

2. CALL TO ORDER

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

3. ROLL CALL

Present were Chairwoman Sharon Eastman, Commissioners Karen McAda, Dan Garrison, Carl Hulsey and Robert Morgan, Code Enforcement Officer Vince Otero as well as Planning & Zoning Administrator Loretta K. Hatch.

4. PLEDGE OF ALLEGIANCE

Commissioner Garrison led the Pledge of Allegiance.

5. APPROVAL OF AGENDA

Commissioner Hulsey moved to **APPROVE** the Agenda for the May 6, 2019 Regular Meeting of the Planning & Zoning Commission. Commissioner McAda seconded. **Motion carried unanimously.**

6. APPROVAL OF THE MINUTES

April 1, 2019 Regular meeting of the Planning & Zoning Commission

Commissioner Hulsey moved to **APPROVE** the minutes of the April 1, 2019 Regular meeting of the Planning & Zoning Commission with correction of date and discussion of proposed Special meeting of the Planning & Zoning Commission. Commissioner Garrison seconded. **Motion carried unanimously.**

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47 **7. NEW BUSINESS**
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49 **A. Request for a Conditional Use Permit as per 10-1-11.E(8) by Gene Barr for the**
50 **purpose of operating a vehicle service and/or commercial garage at 1055 Bosque**
51 **Farms Blvd.**
52

53 Chairwoman Eastman asked if Mr. Barr was in compliance with all Village
54 ordinances including signs. Concerned about temporary flags at property.
55

56 Sworn in:

57 Gene Barr-Business Operator-1055 Bosque Farms Blvd., Bosque Farms, NM 87068.
58

59 Mr. Barr stated that nothing in his operations has changed since he applied for the
60 Conditional Use Permit to allow for vehicles sales. They are getting RV ready for sale
61 and parking them on the lot. All work is done behind the building. No oil changes are
62 being conducted. Only minor fixes such as cabinet doors, everything is done inside
63 the coach. There is nothing torn up outside. Mr. Barr stated that he has two other
64 shops that he conducts his major repairs out of.
65

66 Mrs. Hatch directed the Commission to section 10-1-4 Definitions.
67

68 Mrs. Hatch stated that the Conditional Use Permit that Mr. Barr currently holds he is
69 only allowed to do light vehicle repairs, "VEHICLES REPAIR, LIGHT – checking
70 and topping off of fluids (not changing fluids), replacement of bulbs and fuses,
71 checking and adjusting of tire pressure (not changing of tires), charging of batteries
72 (not changing), windshield repair." Her understanding of the intent of the ordinance
73 was to allow sales and leasing operations to make their vehicles safe to be on the road
74 for test drives. Mrs. Hatch believes that the work that is being conducted goes beyond
75 that and falls under vehicle service and therefore requires a Conditional Use Permit as
76 per 10-1-11.E(8) "Vehicle service and/or commercial garages..."
77

78 Mr. Barr stated that he runs a mobile service. Commissioner Morgan asked if there
79 were a large number of RV's he plans to get in. Mr. Barr stated no more than what he
80 has now. Commissioner Morgan had no further questions.
81

82 Commissioner McAda wanted to know what the surface area behind the building
83 was. Mr. Bar stated that he brought in 9 tons of base course and spread it over
84 property.
85

86 Commissioner Hulsey inquired about fencing regulations on the property and for
87 screening purposes. He stated that a vehicle being repaired behind the building could
88 still be viewed from Bosque Farms Blvd. Mr. Barr stated that there are no major
89 repairs being done. Commissioner Hulsey stated that as long as the work was shielded
90 from view he did not have a problem.

91
92 Chairwoman Eastman reiterated that the ordinance states that it will be on a concrete
93 pad and shielded from view. She asked what Mrs. Hatch's idea of a visual barrier is.
94 Mrs. Hatch stated that as long as it is a 100% visual barrier, which could be
95 accomplished several ways, it would comply, but that she was not comfortable telling
96 him what type of fencing material to use.

97
98 Mr. Barr stated that he had a concern that with a visual barrier fence in place the
99 police would not be able to see in the property for security purposes. Mr. Barr stated
100 that most of the units back there are not being worked on.

101
102 Chairwoman Eastman asked if he had a concrete pad behind the building. Mr. Barr
103 stated that he did not. He put down base course. Chairwoman Eastman stated that she
104 understood, but that the requirement was for a concrete pad for the use he is applying
105 for.

106
107 Commissioner McAda stated that based on Village ordinance the pad was a
108 requirement and she would like to see that put in as well as the visual barrier.

109
110 Mr. Barr stated that he does not do any repairs there and that he can put his sales units
111 on all of the base course areas. He will do the repairs at his house and his shop.

112
113 Chairwoman Eastman asked if he was withdrawing his request for a Conditional Use
114 Permit. Mr. Barr said yes. He was not going to pour concrete.

115
116 Discussion of 10-1-11.E(8) regulations regarding the following:

117
118 10-1-11.E(8)(b) Any minor repair work conducted outside of an enclosed building
119 shall be on a concrete pad and shielded by a visual barrier from street view;

120
121 10-1-4.B

122 VEHICLES REPAIR, LIGHT – checking and topping off of fluids (not changing
123 fluids), replacement of bulbs and fuses, checking and adjusting of tire pressure (not
124 changing of tires), charging of batteries (not changing), windshield repair.

125
126 VEHICLE REPAIR, MAJOR – Repairs that produce relatively high levels of noise,
127 vibration and fumes and, more specifically, include the following types of repairs to
128 motor vehicles and repairs of a similar nature with respect to impacts on nearby
129 properties: air conditioning service, brake repair/replacement, engine oil changes,
130 fluids replacement, exhaust system repair/replacement, auto body customizing, auto
131 body sheet metal/fiberglass/plastic repair/replacement, auto body
132 prepping/painting/media blasting, chassis fabrication/repair, complete
133 engine/transmission rebuild and replacement.

134
135 VEHICLE REPAIR, MINOR – Repairs and servicing that will produce relatively low
136 noise, vibration and fumes and, more specifically, include the following types of

137 repairs to motor vehicles: shock absorber/spring/strut replacement, tire
138 balancing/installation, wheel alignment, windshield/glass replacement, tune-ups,
139 diagnostics, emission control services.

140
141 **Mr. Barr withdrew request for a Conditional Use Permit as per ordinance 10-1-**
142 **11.E(8). No action taken.**

143
144 **B. Request for a Conditional Use Permit as per 10-1-8.C(2) by Patricia Y. Anderson**
145 **and Josephine A. Chavez for the purpose of using existing mobile home as**
146 **temporary living quarters while new manufactured home is installed on**
147 **property located at 201 Braught Rd.**

148
149 Ms. Anderson is an attorney and therefore was not sworn in.

150
151 Mrs. Hatch presented that while the new manufactured home has already been
152 delivered, the fact remains that they are still occupying the ole home while work gets
153 finished up on the new one, therefore they still need to obtain a Conditional Use
154 Permit to do so.

155
156 Chairwoman Eastman asked if they could provide a timeframe for the removal of the
157 old home. Ms. Anderson stated that it will take some time because they still needed to
158 finish the electrical and foundation and are waiting for inspections. They are doing a
159 lot of the work themselves so it will take some time. She asked for six months.
160 Chairwoman Eastman stated that it seemed a lot. Ms. Anderson said not for them.

161
162 Commissioner Hulsey had no questions.

163
164 Commissioner McAda asked how they were going to remove the old home from the
165 property. Ms. Anderson stated they were working on that. It will take ripping out
166 fences and trees.

167
168 Chairwoman Eastman asked that if they did intent to get it out of the property. Ms.
169 Anderson stated that they do intend to get it out of there.

170
171 Commissioner Garrison had no questions.

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173 Commissioner Morgan had no questions.

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175 Motion made by Commissioner McAda to **APPROVE** request for a Conditional
176 Use Permit as per ordinance 10-1-8.C(2) by Patricia Y. Anderson and Josephine
177 A. Chavez for the purpose of using existing mobile home as temporary living
178 quarters while new manufactured home is installed on property located at 201
179 Braught Rd. for a period of six months. Seconded by Commissioner Garrison.
180 **Motion passed unanimously.**

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183 **8. MONTHLY REPORT**

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185 Mrs. Hatch gave verbal monthly report. Chairwoman Eastman gave report about
186 Commissioner's Training and the presentation on Accessory Structures that may be helpful
187 when considering the Villages ordinance updates. Commissioner Morgan gave report regarding
188 Commissioner's Training and the processes and procedures for conducting a meeting/hearing.
189 Commissioner's would like copies of the Commissioner's Training workbook.

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191 **9. ADJOURN**

192

193 Motion made by Commissioner Hulseley to **ADJOURN** 7:17PM. Seconded by
194 Commissioner McAda. **Motion carried unanimously.**

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196 **PASSED, APPROVED AND ADOPTED THIS 3RD DAY OF JUNE, 2019.**

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199

200 ATTEST:

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Sharon Eastman, P&Z Chairwoman

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Loretta K. Hatch, Planning & Zoning Administrator/Officer

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