



P&Z REGULAR MEETING DRAFT MINUTES

Roswell Planning & Zoning Commission

Tuesday, January 22, 2019 - 6:00 PM

Bassett Auditorium, Roswell Museum and Art Center
1011 N Richardson Avenue

Chair: Riley Armstrong, Vice Chair: David Storey, Secretary: Jesse McDaniel
Members: Kent Taylor, Saul Aguilar, James MacCornack, Jana Lessard

Community Development Staff: William Morris, AICP, CZO; Merideth Hildreth, AICP; Miguel Martinez
Engineering Staff: Louis Najar, PE

Notice of this meeting has been given to the public in compliance with Sections 10-15-1 through 10-15-4, NMSA 1978 and City of Roswell, NM Resolution 18-55.

A. CALL TO ORDER AND WELCOME – Chair Riley Armstrong

A regular meeting of the Planning & Zoning Commission was called to order at approximately 6:02 p.m. by Chair Armstrong.

B. ROLL-CALL

Riley Armstrong (Chair)	PRESENT
David Storey	PRESENT
Kent Taylor	PRESENT
Jesse McDaniel	PRESENT
Saul Aguilar	PRESENT
Jana Lessard	PRESENT
James MacCornack	PRESENT

Staff Members Present:

Louis Najar, PE, Director of Engineering & Public Works
William Morris, AICP, CZO, Director of Community Development
Merideth Hildreth, AICP, Planning & Zoning Administrator
Miguel Martinez, Planning & Zoning Technician

Audience Members Present:

Sergio Carvajal, Tom Palmer, Kevin Dillon, Cheryl Dillon, Bill Dennis, Larry Connolly, City Councilor Judy Stubbs, Roswell Daily Record Reporter Lisa Dunlap.

C. SWEARING IN: Chair Armstrong swore in staff and members of the audience.

D. APPROVAL OF THE AGENDA

Commissioner Storey MOTIONED to approve the agenda for the January 22, 2019 Planning & Zoning Commission Regular meeting. Seconded by Commissioner McDaniel. The motion passed by a voice vote of seven to zero.

E. MINUTES: Consider approval of the November 27, 2018 P&Z Regular Meeting Minutes Commissioner Lessard MOTIONED to approve the minutes of the November 27, 2018 Regular Planning & Zoning Commission Meeting as written. Seconded by Commissioner McDaniel. The motion passed by a voice vote of seven to zero.

F. PUBLIC HEARING ITEMS:

- 1. CASE 19-001 VAR: Request variance to allow a digital billboard to be placed approximately 544' from another billboard on the same side of the road. (Subd: NORTH SPRING RIVER Block: 19 Lot: 1 LESS W 69.71' N 46.07' AND:- Lot: 2 N2 , Quarter: NE S: 32 T: 10S R: 24E BK: 542 PG: 216 WD) Property Address: 1220 N Main Street (Owner: Mike Giangrasso).**

Chair Armstrong introduced Case 19-001, a request for a variance.

Commissioner Storey made a MOTION to waive the Reading of the Finding of Facts and Land Use and Zoning Considerations with respect to Case 19-001. Seconded by Commissioner MacCornack. The motion passed by a voice vote of seven to zero.

Chair Armstrong: Is there anyone wishing to speak in favor of Case: 19-001?

In Favor: Sergio Carvajal, Applicant: I'm seeking a variance to allow both on and off premise advertising on a lot which I am seeking to purchase to place office spaces. The sign would be 11'x22' high resolution digital billboard. We are looking to advertise for large and small businesses that cannot afford big company rates.

Commissioner Storey: Asked Mr. Carvajal that since he is not the property owner, whether or not the purchase of the property depended on the granting of a variance.

Mr. Cavajal: Yes. I already purchased the billboard.

Commissioner Storey: Do you have another possible lot for this sign?

Mr. Carvajal: Not in Roswell, but I'm looking in other towns such as Hobbs and Clovis.

Chair Armstrong: Is there anyone wishing to speak against Case: 19-001?

Against: Tom Palmer – Real Estate Manager for Lindmark Outdoor Media: I submitted a letter of protest. I'd like to address the spacing of current billboards and the grandfather clause. Billboards built prior to the current sign code adopted in 2011 are legal non-conforming, which includes all current billboards owned by Lindmark.

Mr. Morris: This is a vacant lot. This Commission approved an application a year ago to look at this as a billboard sign. Staff recommends denial because there is supposed to be 1000' away from other billboards. There are no other reasons besides this being a convenient piece of property to plop down another billboard. There are lots within eyeshot of this lot that would be amenable for placement of the sign to better meet the criteria of the current code.

Mr. Najjar: A note to the applicant, all phases of development of the property should be plotted at once. The renderings on page 18 of Exhibit B (Staff Report), looks like the sign

would encroach in the right-of-way. Must be behind the setback, otherwise the placement will be errant violation of NMDOT regulations.

MOTION – 19-001 VAR

Commissioner Storey made a motion to deny Case Number 19-001 based on finding of facts, land use and zoning considerations, and testimony. Second by Commissioner Aguilar. The motion passed by a voice vote of six to one. (Commissioner McDaniel voted against.)

Chair Armstrong: You may file an appeal in writing with the City Clerk by noon on Thursday.

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- 2. CASE 19-002 VAR: Request variance to encroach 3’ into the street side yard setback fronting Leslie Lane. (Subd: ENCHANTMENT WEST SUBDIVISION NO 2 Lot: 7 S: 36 T: 10S R: 23E BK:812 PG:396 WDJT) Property Address: 908 Leslie Lane (Owner: Kevin & Cheryl Dillon).**

Chair Armstrong introduced Case 19-002 as a request for a variance.

Commissioner Aguilar made a MOTION to waive the Reading of the Finding of Facts and Land Use and Zoning Considerations with respect to Case 19-002. Seconded by Commissioner Storey. The motion passed by a voice vote of seven to zero.

Chair Armstrong: Is there anyone wishing to speak in favor of Case: 19-002?

In Favor: Kevin Dillon, Owner and Applicant: Seeking a variance of 3’ on the east side of the lot to correctly fit the structure on the orientation more conducive to the house.

Chair Armstrong: Is there anyone wishing to speak against Case: 19-002?

Against: None

Commissioner Storey: On Sheet 27 of the meeting packet, the site plan shows a 3’ variance on the east side and a variance of 4’7” on the corner.

Mr. Dillon: I was not sure if that angle in the alley would require a variance.

Mr. Morris: Staff didn't think a variance was needed on that angle. Staff sees no issues with granting this variance and does not think anyone would be impacted by a 3’ reduction of the setback on this lot.

Mr. Najjar: I support this variance. We had been a similar variance on Bandolina (Mission Arch).

MOTION – 19-002 VAR

Commissioner Taylor made a motion to approve Case Number 19-002 based on finding of facts, land use and zoning considerations, and testimony. Second by Commissioner Aguilar. The motion passed by a voice vote of seven to zero.

G. NON-ACTION ITEM

None

H. OTHER BUSINESS

Mr. Morris: There will be a couple of annexations next month.

I. PUBLIC COMMENTS

Larry Connolly: Stated that on Richardson Avenue, Kentucky Avenue, and Pennsylvania Avenue there are signs that say "Welcome to the Roswell Historical District." The signs look bad and I want to see if the real estate companies would chip in to help fix up the signs. The sign at Eighth Street and Pennsylvania was fixed and looks great. We should fix the other signs around town as well.

Commissioner Storey: Who do the signs belong to?

Mr. Connolly: Who knows? I think the signs went up around 1977.

Councilor Stubbs: The signs were installed around 2000.

Commissioner Storey: I don't remember giving the signs a blessing when I was City Engineer.

Councilor Stubbs: During that time, there was a Historical Preservation group. I don't think the city was involved.

Commissioner McDaniel: We did a lot of calls for the house at 604 South Pennsylvania Avenue and we kept running into dead ends when we checked on it with the State Historic Preservation Office a couple of years ago.

Councilor Stubbs: Main Street Roswell might have had something to do with it.

Mr. Connolly: According to Don Daugherty, the District had been approved.

Councilor Stubbs: You have to be approved by the Historic Preservation of New Mexico group to become a Historic property. I think the district was designated by Main Street Roswell but that may not be true. The Historical Museum might have the history.

Ms. Hildreth: The Historical Society for Southeast New Mexico sponsored the Historic District.

Councilor Stubbs: There was an ordinance that did not pass. It went as deep as specific colors for houses, specific fencing and shingles for roofs.

Mr. Connolly: I will do research next month and ask the Planning & Zoning Commission to lend moral support for this project.

J. ADJOURN

Chair Armstrong adjourned the meeting at 6:32 p.m.