



**P&Z WORKSHOP MEETING MINUTES
Roswell Planning & Zoning Commission
Tuesday, April 27, 2021 - 6:00 PM**

Meeting Room A, Roswell Convention & Civic Center
912 N Main Street, Roswell, NM

Chair: David Storey; Vice Chair: James MacCornack; Secretary: Jesse McDaniel
Members: Saul Aguilar, Jana Lessard, Steve Henderson, Daniel M. Lopez, Sr.

City Engineering, Louis Najar, P.E.
Community Development Director: Kevin Maevers, AICP
Planning & Zoning Administrator: Merideth Hildreth, AICP
Planning & Zoning Technician: Miguel Martinez, CZO

A. CALL TO ORDER AND WELCOME – Chair David Storey

The regular meeting of the Planning & Zoning Commission was called to order at approximately 6:00 p.m., by Chair Storey.

B. ROLL-CALL

David Storey	PRESENT
Jesse McDaniel	ABSENT
Saul Aguilar	PRESENT
Jana Lessard	PRESENT
James MacCornack	PRESENT
Steve Henderson	PRESENT
Daniel Lopez	PRESENT

Staff Members Present:

Kevin Maevers, AICP, Community Development Director
Merideth Hildreth, AICP, Planning & Zoning Administrator
Louis Najar, P.E., City Engineer

Audience Members Present:

Jim Mitchell, Holly Mitchell, Dan Dattola, Leon Ivie, Phil Ross, Randy Bouea, Lisa Dunlap (Roswell Daily Record), Larry Connolly, City Council Member Judy Stubbs, City Council Member Juan Oropesa

C. Approval of the Agenda

Commissioner Lessard MOTIONED to approve the agenda for the Tuesday, April 27, 2021 Planning & Zoning Commission Workshop as presented. Seconded by Commissioner Aguilar. The motion carried by a voice vote of six to zero with Commissioner McDaniel being absent.

D. Workshop

1. Update on the Hooraw Event Center (Alien Motor Speedway) Reference: Case 16-012 CUP

Mr. Maevers gave a presentation updating the Planning and Zoning Commission on the status of Alien Motor Speedway's compliance with conditions established in the Conditional Use Permit granted by the Planning & Zoning Commission by Case 16-012 CUP. On February 23, 2021, City Attorney Parker Patterson presented information to the Planning & Zoning Commission about complaints about the Alien Motor Speedway. Mr. Maevers has been working with the Alien Motor Speedway since that time to encourage compliance. Staff provided a complete update to City Council on April 7, 2021. City Council authorized Community Development to continue to work with Alien Motor Speedway toward compliance. On March 19, 2021, Staff issued a 60-Day Conditional/Temporary Certificate of Occupancy.

2. Presentation of a proposed Master Planned Community at Country Club Road and Sycamore Avenue

Mr. Maevers introduced Jim and Holly Mitchell the property owners, DWD Development the Master Planners, Dan Dattola the president of DWD, and Leon Ivie the Vice President of DWD.

Mr. Ivie introduced the concept for a 819 single-family development with 9,000 to 12,000 square foot lots. There was discussion about roadway capacity for increased traffic and the conditions on Nineteenth Street and about school capacity.

3. Update on Zoning Ordinance Revisions

Mr. Maevers introduced this the update on the Zoning Ordinance Revisions and currently updating Article 50: Development Standards and Article 52: Building & Performance Standards to streamline and update project requirements to reflect the needs and desires of the community in a logical fashion.

Mr. Martinez discussed limitations on developing small corner lots and Mr. Maevers introduced the possibility of allowing new smaller manufactured homes on such lots.

4. Presentation of Neighborhood Stabilization and Empowerment Study

Ms. Hildreth presented an overview of a paper Ms. Hildreth wrote for a graduate program at Tufts University in the Department of Urban & Environmental Policy and Planning focusing on stabilizing neighborhoods. Neighborhoods are the building blocks of communities. Stable neighborhoods lead to stable communities. This study looked at Roswell's neighborhoods and offers recommendations such as creation of neighborhood task force or steering committee, conduct neighborhood assessments and area plans, forge partnerships to address root causes of poverty, hold neighborhood stakeholder forums and training, community engagement, and neighborhood

mentoring and economic development. Ms. Hildreth suggested cross-pollinating Keep Roswell Beautiful with Rowell Neighborhood Watch as a first step in creating a revitalization platform.

Commissioner Lessard would like to see major improvements in the neighborhoods that are run down.

Mr. Connolly suggested giving away cloth bags to reduce the amount of plastic bags blowing around and littering vacant lots.

5. Discussion of Land Development Concepts.

Mr. Maevers presented Land Development Concepts and Housing and Development Report. Chip Gains wrote a new book about dedicating his life and business to eliminating poverty in Waco, Texas. Mr. Maevers wants prosperity for Roswell and Community Development's new mantra is "Roswell is Open for Business." Bring us your ideas, your projects, your problems and let's work together to solve them. Staff will put together a monthly development activity report.

Public Comment:

Ms. Hildreth thanked Miguel Martinez for his work in Planning & Zoning over the past four and-a-half years and wished him well. Mr. Martinez thanked the City.

E. ADJOURN

Chair Storey adjourned the meeting at 7:48 p.m.