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**CITY OF BELEN
PLANNING & ZONING COMMISSION MEETING
MINUTES
APRIL 28, 2014**

Chairman Tom Greer called the regular meeting of the Belen Planning and Zoning Commission meeting to order at 6:30 p.m.

PRESENT: Commissioner Gordon Reeves
Chairman Tom Greer
Commissioner Steve Ethridge
Commissioner Selma Martinez
Commissioner Rod Storey

CITY STAFF: Steven Tomita, Planning & Zoning Director
Lisa Miller, Sr. Code Enforcement Officer

APPROVAL OF AGENDA:

Commissioner Rod Storey moved to approve the Agenda.

Commissioner Selma Martinez seconded the motion.

Motion carried.

APPROVE OF MINUTES:

The Minutes of March 31, 2013, were reviewed.

Vice-Chair Gordon Reeves moved to approve the minutes as corrected.

Commissioner Steve Ethridge seconded the motion.

Motion carried.

ACTION ITEM

A. REQUEST TO PLACE A TILE MURAL OF ANIMALS ON AN EXISTING SIGN: El Corazon de Belen Garden Park/Agent Dubra Karnes-Padilla. LEGAL DESCRIPTION: Township 5 North, Range 2 East, Section18, BTS Addition, Block 30, Sots 1-3. Park located at the corner of Sixth and Dalies.

Steven Tomita informed the Commission that the City takes these and presents them to the Main Street Group before it brings them to the Planning & Zoning Commission to get their comments. They reviewed the request and informed us that they liked what was planned by the El Corazon de Belen Garden.

Dubra Karnes-Padilla informed the Commission that they would like to place a 32” by 42” tile mural on the other side of the existing El Corazon de Belen Park sign. These are tiles that were created by students, that were bussed into the UNM Valencia Campus, when she was teaching an Arts for Kids class for exceptional kids. On these tiles they painted pictures of their pets and animal friends. The tiles will be installed on concrete board, grouted and then sealed for protection.

Chairman Tom Greer said that from a preservation standpoint he felt that the mural needs to be installed with a sheet of plexi glass. It would be real easy for someone to scar up the tiles with a screw driver or knife and maybe even break one of them.

Dubra Karnes-Padilla said that it is a possibility. She does not think that there is enough extra room on the layout to have a sheet of plexi glass secured over the tiles. There is only enough room for the tiles and nothing else.

Vice-Chair Gordon Reeves asked if there was any way to add at least an inch all the way around so that it could be attached. He really likes the tiles and would hate to see something happen to them.

Chairman Tom Greer said that he would want to protect it from vandalism. There is always someone who will want to break one, or take one, or even scratch one of the tiles. He said that he would help with the design of this if they were interested.

Dubra Karnes-Padilla said that she would like that. This was they could look at the surface that they were considering and see if this is even possible.

Chairman Tom Greer said that it was really cute and asked if there was going to be some kind of storey about the students being placed on the mural also.

Dubra Karnes-Padilla that they have had a plaque made but it got pretty scratched up while at the Valencia Campus.

Chairman Tom Greer said that he thought the storey was also important. It would be something that the people would want to see and learn about them.

Dubra Karnes-Padilla said that maybe it could be placed below the mural but it could not be placed on the mural due to the fact there is no room. The group has planned some other artwork done in metal cut outs on the bottom of the sign and is not sure where the plaque could be placed.

Chairman Tom Greer said that plexi glass comes in different thicknesses and it is not expensive at all.

Commissioner Rod Storey moved to approve the placement of the tile mural on the El Corazon Garden Park Sign.

Commissioner Steve Ethridge seconded the motion.

Motion carried 5-0.

Vote was as follows:

Commissioner Selma Martinez	Yes
Vice-Chair Gordon Reeves	Yes
Chairman Tom Greer	Yes
Commissioner Rod Storey	Yes
Commissioner Steve Ethridge	Yes

OPEN COMMENTS/REQUESTS

Chairman Tom Greer informed the Commission on a email that he had received from the Mayor concerning his opinion that the Planning & Zoning Commission is being underutilized.

Steven Tomita said that basically he felt that he saw tonight's agenda and felt that the Commission was underutilized. Sometimes the Commission is busy and sometimes it is not. The Mayor recommended that the Commission become the Boundary Committee, which has already been discussed and planning done to schedule a meeting with the group that the P & Z Commission has decided on. There are several other issues that are coming up. An RFP has been issued for the Downtown Master Plan and the reply's/bids are due June 1st. This also includes the Metropolitan Redevelopment Plan. This will heavily involve the Commission, Main Street Belen, City employees and others. MRCOG is moving forward with the forms for us to go ahead and get the financing moving forward on the Comp Plan, which will also involve a lot of work with the Commission and others. These two plans will take about a year each to complete. Once those are moving forward then the Commission will be looking at the editing the Zoning Ordinances to be in compliance with the Comp Plan and Downtown Master Plan. The

Commission may not have been busy tonight but that is going to be changing very quickly.

Chairman Tom Greer informed the Commission that his recommendation to the Mayor was that our attention to the Comp Plan and the Downtown Master Plan are major and that if he wants them to take a look at the Boundary Committee, which they have already started, is a short term issue, which they can do and make a recommendation, then leave us to do the heavy lifting that will occur with the Comp Plan and the Downtown Master Plan. These two plans are critical in setting the course on where the City is going. He asked if Steven was going to speak at the next Council Meeting on this issue.

Steven Tomita said he would.

Chairman Tom Greer said that the opinions of the Commission would be welcome and asked the other Commissions if they wished to speak.

Commissioner Rod Storey said that he feels that the Planning & Zoning Commission is an oversight board that makes recommendations to the Council and that is all the Commission is for.

Commissioner Steve Ethridge said that zoning is pretty much just zoning and what he would like to see is more planning.

Chairman Tom Greer said that the Comp Plan and the Downtown Master Plan are the documents that will help us with the overall planning of the City and what we want to achieve as a City. As far as being underutilized, he feels that these documents are going to be taken up a tremendous amount of their time and effort to produce the draft for presentation and recommendation to the Council.

Ms. Margarita Sanchez informed the Commission of the events that are going on in Santa Fe concerning the updates on the New Mexico Prisoner Reforms. She will also be attending the City Council Meeting on next Monday to report this to them.

Chairman Tom Greer informed the Commission that he attended a New Mexico First Water Town Meeting. This is a bipartisan organization dealing with all the water issues of New Mexico. They come up with a written plan and use this for lobbying for the state of New Mexico on the Federal level. This might be able to help the small communities to get money for infrastructure projects.

No other comments/requests were given.

ADJOURNMENT

There being no further business to come before the City of Belen Planning & Zoning Commission, Vice-Chair Gordon Reeves moved to adjourn.

Commissioner Rod Storey seconded the motion.

Motion carried.

The regular meeting of the City of Belen Planning & Zoning Commission adjourned at 7:08 pm.

/s/
Tom Greer, Chairman

ATTEST:

/s/
Steven P. Tomita, Planning and Zoning Director