

Planning & Zoning Minutes

December 19, 2019

Call to Order

- ◇ Tom Scroggins called the meeting to order at 6:33 p.m.

Roll Call

- Present: Chairman Tom Scroggins, Vice-Chairman John Thompson, Dennis Kintzler, Jim Winters, and Scott Adair
- Absent: Secretary L. E. Rubin and Lawrence Gordon
- Present: Deputy Clerk Amy Lopez and City Manager Leisa Haynes

Approval & signing of minutes of December 5th, 2019 Regular Meeting Minutes.

- ◇ Jim Winters made a motion to approve the December 5, 2019 Regular Meeting Minutes as amended. Dennis Kintzler seconded the motion. With a 6-0 vote, the motion was approved.

General Discussion

- An audience member said he is concerned about the home being built bringing down the values of the neighborhood and began a discussion.
- Jim Winters said after speaking to City Clerk, she would like to move the Commission appointments to be renewed at the beginning of a year and began a discussion.
- Jim Winters said the Code Enforcer wanted to change the weed ordinance and that if it was something we want to amend, it needs to go on the agenda and began a discussion.
- Jim Winters said the Ordinance regarding animals should be presented to Council before P&Z gets involved in it.
- Dennis Kintzler said we should look into zoning some of the City as Agriculture and began a discussion.
- Jim Winters said Jason Gonzales is the current Fire Inspection and he is not currently paid for inspecting and that should be presented to Council to change that.
 - An audience member said there seems to be a problem with getting people to register their pets with the City and began a discussion.
- Jim Winters began a discussion about hiring an inspector on a case to case basis.
- Jim Winters asked Amy Lopez to add an address line to a hearing sign in sheet so that we know whether the persons speaking are within the 100 feet of the address of concern.
- Dennis Kintzler asked when and how we will be recommending a commissioner and began a discussion.

Possibility of canceling January 2nd meeting

- Tom Scroggins asked if the January 2nd meeting would be canceled or not.
- Scott Adair motioned to cancel the January 2, 2020 meeting. Jim Winters seconded the motion. With a 4-1 vote the motion was approved.

Abatement

- Not discussed at this meeting.

Hearing Procedure

- Jim Winters passed out "Rio Communities, Rules of a Hearing" and began a discussion about changes that were made.
- John Thompson asked if the clause saying, "no member can gain or lose financially" refers to the commission and asked if the property in question was a neighbor, if it would be fair for a commissioner should be allowed to hear the case.
- Jim Winters said you have to be objective, declare it, and ask the audience if they have any problem with a Commissioner hearing the case.

- A discussion began about the time limit of audience members and petitioners, with the result being agree upon as 3 minutes for audience member and 10 minutes for petitioners with the option to add time for the petitioner.
- Jim Winters said the people that are not signed up to speak, can only speak with the chairman's approval.
- Jim Winters said no but it should be included in the mailing list to the people within a 100 ft and began a discussion.
- Dennis Kintzler asked if they should be passed out to Council and began a discussion.
- Scott Adair suggested there be a condensed copy for those it gets mailed to so that is one page and began a discussion.
- Jim Winters moved to accept the Rules of Hearings for the City of Rio Communities, with the changes made. John Thompson seconded the motion. The motion was approved with a 5-0 vote.

Builders

- Builder Garth Tallman presented a building permit application and began a discussion about a future build.
- John Thompson began a discussion about keeping neighborhoods homogenous.
 - Builder Garth Tallman began a discussion about adding homes to Chamesa and the 14 lots he has purchased on Nancy Lopez.
- A discussion began about solar energy requirement for all new homes.
- A discussion began about zoning, facades and xeriscaping.
- Jim Winters explained the flood plain portion of the building permit application and began a discussion.

ADJOURN

- John Thompson moved to adjourn. Scott Adair seconded the motion and the meeting adjourned at 8:16p.m. with 5 -0 vote.

Respectfully submitted,

Amy L. Lopez, Deputy Clerk

Approved:

Thomas Scroggins, Chairman

John Thompson, Vice-Chairman

L. E. Rubin, Secretary

Scott Adair

Lawrence Gordon

Dennis Kintzler

Date: _____