

MINUTES
TOWN OF EDGEWOOD
PLANNING & ZONING COMMISSION MEETING
SEPTEMBER 10, 2018 AT 6:00 PM
171 NM 344

1) **Call to Order-Roll call.**

Chairman Stanton called the meeting to order with a roll call at 6:00 P.M.

Commissioners Present: Commissioner Stephanie Herrera, Commissioner Glenn Felton, Commissioner Steve Foxe and Commissioner Lee

Commissioners Absent: Commissioner Cheryl Huppertz

Staff Present: Tawnya Mortensen, Michelle Schmidt

Public Present and signed in:

Dennis Milinazzo

Shilo Pennington

Dodie Miller

Chandler Huston

Gary Gritsko

Barrie Barber

Judith Barber

Albert Baca

Neomi Sandoval Bartrum

Agnes Birozak

Peter Van Buskirk

Janelle Turner

Tim Oden was present but not signed in

2) **Approval of Agenda.**

Chairman Stanton asked for a motion to approve the agenda. Tawnya Mortensen stated that Item #6 for a Sign Variance needed to be removed since the applicant had already been approved for a Sign Variance back in 2015. Commissioner Felton motioned to approve the agenda with the change. Commissioner Foxe seconded the motion. All voted aye.

Action: The Agenda was approved unanimously.

3) **Approval of the Minutes of 8/6/18**

Chairman Stanton asked if there were any changes or corrections to the Draft Planning & Zoning Minutes for August 6, 2018. Commissioner Lee motioned to approve the minutes from August 6, 2018 with Commissioner Felton seconding the motion.

Action: The Minutes of August 6, 2018 were approved.

4) **Action Item – Lot Line Vacation - Application of David & Mary Waldrep for a Lot Line Vacation of TR 1-D & TR 2-A, T10N, R7E, SEC 35, NMPM County of Santa Fe, Edgewood, New Mexico (aka 78 & 80 Skyline Drive)**

Chairman Stanton introduced the item and asked staff to report. Tawnya Mortensen gave her staff report and explained that this is an action that doesn't require a Public Hearing, all utilities are

established, and the property is accessed by Skyline Drive. Commissioner Felton asked why there were so many property owners listed on a submitted document that was in the packet. Mr. Oden, who was the agent for the application approached the podium to explain that those are property owners that are abutters to the property in question. Chairman Stanton entertained a motion. Commissioner Felton motioned to approve the application for a Lot Line Vacation with Commissioner Lee seconding the motion. All voted aye.

Action: The application for a Lot Line Vacation was approved.

5) Action Item – Public Hearing – Request for Subdivision

Application of Huston Family Trust c/o Dorothy Miller for a Subdivision of 366.55 acres into three (3) Lots at Tract C, Lands of Donald & Mary Huston in Sections, 14, 23 and 24, T10n, R7E, NMPM Santa Fe County, Edgewood, New Mexico. (aka 510 Dinkle Rd)

Chairman Stanton introduced the next item and read the Quasi-Judicial Procedure to all in attendance. He then swore in anyone giving testimony. Chairman Stanton asked staff to present. Tawnya Mortensen began by giving the background on the application and the analysis. She explained that the three proposed lots will all have access from Dinkle, utilities are in the road, there are three utility easements, zoning is currently R1, and there are no proposed driveways at this time. She gave the TAC report from the September 5 TAC meeting stating that there were no issues found from any of the committee members. Chairman Stanton asked the Commissioners if they had any questions on the staff report. With no questions, Chairman Stanton asked who would like to speak for the item. Gary Gritsko, the agent for the applicants spoke on the subdivision and basically echoed the staff report. He pointed out a flood zone that was not in the staff report and also explained that on this plat, the road (Dinkle) would be dedicated to the Town. Commissioner Felton asked staff if the road dedication would change anything since it's an already publicly maintained road. Tawnya answered that no it would remain the same. Peter Van Buskirk came forward (after being sworn in) and asked how the easement had been operated up to now since it hadn't been dedicated in the past. Gary Gritsko answered saying, that it belonged to Santa Fe County in the past and hadn't been dedicated but was still maintained. He went on to say that this is just basic protocol when you subdivide land. John Gillette approached to podium and expressed his concerns regarding Sandia Air Park abutting this subdivision and asked if there could be a note on the plat that would let future buyers know that the Air Park is close by. Gary Gritsko answered with yes, a note could be added but that is normally disclosed later with title paperwork. Dennis Milinazzo approached next and said that he was concerned that this action would result in a 200-home subdivision but after calling Ms. Mortensen who explained the subdivision language, he is no longer concerned. Janelle Turner got up and asked staff if this property was in the air overlay zone. Tawnya Mortensen wasn't clear if it was or not. Mrs. Turner stated that she felt that notes on the plat would take care of the concern. Chairman Stanton asked if there were any other questions. Seeing there were no further questions, he entertained a motion. Commissioner Herrera motioned to approve the Subdivision Application with Commissioner Felton seconding the motion. Chairman Stanton proceeded with a roll call vote. Commissioner Lee – aye, Commissioner Herrera – aye, Commissioner Foxe – aye, Commissioner Felton – aye and Chairman Stanton – aye.

Action – The application for Subdivision was approved.

6) **Public Comment** - None

7) **Matters From the Chair and Commission Members**

Commissioner Herrera asked about the upcoming NMLZO conference. Tawnya Mortensen took down the names of those who were considering going and asked to have the final count by end of day on the 11th.

8) **Matters from the Staff** – Tawnya reminded everyone about the Comp Plan kick-off meeting on September 11. She also talked about the Commissioners taking a look at Off-Premise signage and Performance Based Setbacks in the near future.

9) **Calendar Update & Future Agenda Items** –

The next meeting will be September 24, 2018 at 6:00 pm. Items that will possibly be discussed are the Comprehensive Plan, Findings of Fact, and a possible Subdivision.

10) **Adjourn** - Chairman Stanton entertained a motion to adjourn. Commissioner Herrera motioned to adjourn with Commissioner Foxe seconding the motion. All vote aye. The motion to adjourn at 6:50 pm was approved.

Glenn Felton, Vice-Chairman

ATTEST:

James Lee, Commissioner