

Planning & Zoning Commission
March 13th, 2019 Minutes
City Council Chambers

The regular meeting of the Planning and Zoning Commission was called to order at 6:00 p.m. by Chairman Kent Wilson.

Upon roll call, the following were present:

Chairman K. Wilson
Commissioner J. Dooley
Commissioner F. Pawlowski
Commissioner F. Kozeliski
Commissioner M. Long

Upon roll call, the following were absent:

Commissioner K. Mackenzie-Chavez
Commissioner L. Miller

Chairman Wilson asked if any Commissioner had a conflict of interest for any agenda item and if so to recuse him/herself prior to discussing the particular item.

Upon roll call, the following votes were:

Chairman K. Wilson (No)
Commissioner J. Dooley (No)
Commissioner F. Pawlowski (No)
Commissioner F. Kozeliski (No)
Commissioner M. Long (No)

Presented to the Chairman and Commissioners for their approval were the minutes of the February 13th, 2019 regular meeting. Commissioner Pawlowski motioned for approval of the minutes as presented. Seconded by Commissioner Dooley. Motion Carried.

Upon roll call, the following votes were:

Commissioner F. Pawlowski (Yes)
Commissioner J. Dooley (Yes)
Commissioner F. Kozeliski (Yes)
Commissioner M. Long (Yes)

Chairman Wilson administered the oath required by State Law for public forum.

Chairman Wilson stated anyone wishing to speak limit their comments to three minutes and not to duplicate a previous point; they will have one opportunity to testify.

ITEM ONE: CASE # 18-00300001: Request by Beejal Mehta, on behalf of Deepak & Meera

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Mehta, property owners, for Final Plat approval of a Minor Subdivision; the Mehta Subdivision situated in SW ¼ of Section 23 & NW ¼ of Section 26, T15N, R18W, N.M.P.M. The property is located at 3270 West Highway 66; containing 15.6647 acres.

CB Strain began by using the overhead projector to display the GIS Map to point to the property's location. He explained how the property owner wanted to replat the one (1) tract of land containing 15.6647 acres into to three (3) individual lots (Lot 1, Lot 2 and Lot 3) to allow for future development. The property lies within the heavy commercial (HC) zone district whereas all three (3) lots meet the dimensional requirements of that zone district. CB spoke about how there were currently no city water or wastewater system main lines within the Plaza Avenue right-of-way. Section 11-1-A4g of the City of Gallup Land Development Standards requires that all lots within a subdivision have paved street access with curb, gutter, sidewalks and utilities. Street improvements, water and wastewater system lines shall be installed along the entire length of the property frontage where future extension of these facilities is likely to occur. CB used the overhead projector to display the subdivision plat pointing to Plaza Avenue. He stated that the city has agreed to defer the extension of water and wastewater system main lines within the Plaza Avenue right-of-way along the entire frontage of Lot 1 until Lot 1 is developed. This will be done with a Subdivision Agreement, which will be recorded with the final plat and carry with the land. CB continued by stating that the Gallup Task Force did review the request and their comments were included in the Commissioner's agenda packets. The commenting departments were all present if the Commission had any questions to ask of them. CB explained that the Planning and Zoning Commission had final approval of a minor subdivision. CB recommended approval of the Mehta Subdivision being that they met all the requirements.

Chairman Wilson asked Dennis Romero, Water/Wastewater Executive Director to approach the podium to address his department's comments. Mr. Romero stated that he agreed with the minor subdivision approval and had no issues with deferring the water and sewer line extension north of Plaza Avenue. Those utilities will be deferred until future development occurs on Lot 1. Commissioner Kozeliski asked Mr. Romero if a septic tank system was an option instead of extending the sewer line. Mr. Romero responded that the property owner would have to get clearance from the State Environmental Department. CB stated that the city required they tie into the main sewer line unless technically infeasible due to terrain issues. Mr. Romero added that the applicant saves money in the long-run using the city sewer system as opposed to a septic tank.

Commissioner Dooley asked Marita Joe, Senior Electrical Engineer if there were any existing underground utility lines for the subject property. Mrs. Joe stated that there were only existing overhead utility lines, which was a three (3) phase line.

Chairman Wilson asked the Commissioners if they had any further questions. There were none.

Chairman Wilson asked if there was anyone wishing to speak in favor of this case. There were none.

Chairman Wilson asked if there was anyone wishing to speak against this case. There were none.

Chairman Wilson stated that the hearing was closed.

Motion to approve or deny the request for Case Number 2018-00300001. Commissioner Kozeliski motioned for approval of Item One. Seconded by Commissioner Pawlowski. Motion Carried.

Upon roll call, the following votes were:

Commissioner F. Kozeliski (Yes)
Commissioner F. Pawlowski (Yes)
Commissioner J. Dooley (Yes)
Commissioner M. Long (Yes)

INFORMATION ITEMS

ITEM TWO: City Council Actions Taken

ITEM THREE: February 2019 Building Permit Activity Report

Motion was made by Commissioner Kozeliski to adjourn the meeting. Seconded by Commissioner Dooley. Motion Carried.

Upon roll call, the following votes were:

Commissioner F. Kozeliski (Yes)
Commissioner J. Dooley (Yes)
Commissioner F. Pawlowski (Yes)
Commissioner M. Long (Yes)

Commission Adjourned at 6:17 p.m.

PLANNING & ZONING COMMISSION

for



KENT WILSON, CHAIRMAN

ATTEST:



CLYDE (C.B.) STRAIN

SECRETARY TO PLANNING & ZONING COMMISSION