

Planning & Zoning Minutes

October 17, 2019

Call to Order

- ◇ John Thompson called meeting to order at 6:30 p.m.

Roll Call

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

Approval & signing of minutes of September 19, 2019 Regular Meeting, October 1, 2019 Special Meeting, and October 3, 2019 Regular Meeting Minutes.

- ◇ Jim Winters made a motion to approve the September 19, 2019 Regular Meeting Minutes until the October 3, 2019 meeting. John Thompson seconded the motion. With a 5-0 vote, the approval of the September 19, 2019 Regular Meeting Minutes was tabled. Secretary L. E. Rubin was not present for vote.

General Discussion

- Tom Scroggins asked if we would be looking at a building permit.
- Jim Winters explained the current status on the building permit and the what is required.
- Jim Winters explained what is addressed: the owner is responsible for finding pre-existing covenants, a check list that covers what is required of the owner before submitting the application, a current version of when a permit is needed, there is a CID form, a Commercial Building information section, homeowners responsibility for any type of construction, a notary signature page, a flood plain form.
- Jim Winters explained there needs to be a drawing of the project, a plat, and property number.
- John Thompson started a discussion about the carport hearing.
 - An audience member asked if we don't provide plot maps and the proper information for people to be able to get a permit, why do people have to get a permit with the city.
- Jim Winters explained the if the City did not require a permit, the County would.
 - An audience member asked if Gordon Reeves was properly trained to in the Codes and have the ability to inspect.
- Jim Winters said the City does not do any inspections, we just verify zones and flood plains and began a discussion.
- John Thompson said we try to help prepare the homeowner with the correct paperwork before they go to CID in Albuquerque and continued the discussion.
 - An Audience member said that he wants to know what to do when he has a future project.
- Jim Winters said he recommends that the homeowner come to a planning and zoning meeting to discuss it.
- Tom Scroggins said the part of the building permit procedure would be to have the applicant come to a meeting, so we won't run into the problems we have in the past.
- Jim Winters asked if we want to use it only for a variance request or a zoning change, or should the building permits come to us, which might be problematic once we get busy and began a discussion.
 - An audience member asked if the residents are building without permits and coming in after they are in trouble and began a discussion.
- Jim Winters said we have only been a city for 6 years and for a large period of time we were without a code enforcer or things were built under county rules with only two code enforcers.
- Dennis Kintzler said the city has a certain amount of liability.
- L. E. Rubin said on the permit is there a section where the fire chief would have to sign off on the build.
- Jim Winters said CID does that inspection.
- Lawrence Gordon showed pictures of the hole on San Lucas and Charmartin and began a discussion.

- L. E. Rubin said after October 24, he will not be able to attend meeting for a while because of a surgery and began a discussion.

Abatement

- Jim Winters asked how we are going to address the abatement issue.
- John Thompson said we should plagiarize from other sources.
- Jim Winters said Albuquerque abandoned abatement because they had so many problems with the courts, but instead they went to a land bank system.
- John Thompson said we were able to resolve issues talking to the homeowners, maybe we can do that now.
- Jim Winters explained what was happening with the burned houses and began a discussion.
- Jim Winters said the problem is determining who these properties belong to and began a discussion.
- Dennis Kintzler asked why the insurance companies are not paying out to fix these homes and began a discussion.
- Jim Winters said most of this will have to be written by a lawyer.
- L. E. Rubin asked what the City can do to remedy the safety issues.
- Dennis Kintzler said if the large cities have trouble with this issue, how can we handle it.
- Jim Winters asked if we wanted to start looking at documents regarding Abatement and began a discussion.
- Tom Scroggins said this is something that is not going to be easy to do and it might take a year or two, we really need to look into it, landbanks and what other cities are doing and began a discussion.
- Jim Winters said we should start out with a registration program for reverse mortgage, bank owned, and if we can get the banks to pay for the city to go and inspect them, we could share the information with the sheriff and the fire department.
- Tom Scroggins asked if we can have the public works department can look out for these properties while they are out working in the neighborhood and began a discussion.
- Tom Scroggins said it seems like the plan is to make an ordinance to register vacant properties and then work our way into abatement and began a discussion.
- Dennis Kintzler said we need to consider the possibility that commissioners will not always be on the board.
- An audience member said Detroit and Baltimore might be good places to look into.
- Jim Winters said we need to spend a certain amount of time every meeting to discuss this.
- L. E. Rubin asked if we can move Hearing Procedures to top priority since it will take less time than abatement and began a discussion.
- Jim Winters said what if we added the sub-categories under general discussion on every agenda in case, we need to vote about something it will be on the agenda. A discussion began.
- Dennis Kintzler said Herman Tabet passed away and ask if that will affect anything within the city.
- Jim Winters said it could be tied up, or the family will just sale everything and began a discussion.
- Jim Winter said we might have a builder come into talk to us with Chamisa and we need to read the rules on MH-1 because they want to stick build in a mobile home park. The discussion continued.

Hearing Procedures

- Not discussed at this meeting.

ADJOURN

- John Thompson moved to adjourn. L. E. Rubin second the motion and the meeting adjourned at 8:39 p.m. with 6-0 vote.

Respectfully submitted,

Amy L. Lopez, Deputy Clerk

Date

Approved:

Thomas Scroggins, Chairman

L. E. Rubin, Secretary

John Thompson, Vice-Chairman

Lawrence Gordon

Dennis Kintzler

Jim Winters

Scott Adair