

Planning and Zoning Commission Minutes
City Council Chambers Northside of City Hall
360 Rio Communities Blvd.
May 6, 2021

This meeting was streamed on Facebook Live
<https://www.facebook.com/riocommunities>

Call to Order

- Chairman Tom Scoggins called to order the Planning and Zoning Commission meeting at 6:42 p.m.

Pledge of Allegiance

- Chairman Tom Scoggins led the Pledge of Allegiance.

Roll Call

- Present- Chairman Tom Scroggins, Vice-chairman John Thompson, Secretary Scott Adair, Mr. Lawrence Gordon, and Mr. L. E. Rubin.
- Present- City Manager Dr. Martin Moore and Deputy Clerk Amy Lopez

Approval of Agenda for May 6, 2021

- Vice-chair Thompson said he would like the words mobile home on the agenda changed to motor home on agenda item 11.
- Mr. Rubin made the motion to approve the agenda for May 6, 2021 as amended. The motion was second by Vice-chair Thompson. Vote: Chairman Tom Scroggins - yes; Vice-Chairman John Thompson- yes; Secretary Scott Adair – yes; Lawrence Gordon – yes; L. E. Rubin – yes. With 5-0 vote the agenda for the Planning and Zoning was approved as amended.

Approval of Meeting Minutes from April 15, 2021

- Vice-chair Thompson made the motion to approve the Meeting Minutes for April 15, 2021 as written. The motion was seconded by Mr Lawrence Gordon. Vote: Chairman Tom Scroggins - yes; Vice-Chairman John Thompson- yes; Secretary Scott Adair – yes; Lawrence Gordon – yes; L. E. Rubin – yes. a 5-0 vote the agenda for the Planning and Zoning meeting minutes from April 15, 2021 were approved.

General Discussion

- Chairman Scoggins said he would like to review the newsletter article that Secretary Adair wrote and began a discussion.
- Chairman Scoggins said looking at the News Bulletin he saw an article about fencing restrictions in Belen and read some would prefer not to have any fencing in their front yard and began a discussion.
- Vice-chair Thompson said he agrees that he does not like Belen's fencing ordinance, but he did read an article that they were prohibiting parks or other memorials being named after people with a felony, and we might want think about passing something similar and began a discussion.
- Mr. Gordon began a discussion regarding how the fire department would handle the fire hydrant that is behind someone's fence.
- Mr. Rubin said it does not belong to the City, it belongs to the water company, so the fire department would put it out of service and began a discussion.

- Manager Dr. Moore said we have to make preparation for the future development and deal with the past on a case-by-case basis.
- Secretary Adair asked if there will be a checklist for developers.
- Manager Dr. Moore said yes, the zoning grid will be a large part of that.
- Mr. Gordon asked what we will do on cases that have been grandfathered in.
- Manager Dr. Moore said as soon as they change the property that has been grandfathered, it now has to be compliant and began a discussion.
- Chairman Tom Scroggins said he would think we could have a get together with people wanting to do things what the rules are.
- Manager Dr. Moore said that would be a Townhall type of meeting and there is nothing wrong with that; we could be proactive and have something like that to educate people on ordinances and regulations and continued the discussion.
- Manager Dr. Moore said he has seen those components put together at home shows in other cities, where they would discuss issues that are common.
- Vice-chair Thompson suggested using some of City Hall to post things that are very informative to the public regarding permits and other common questions and continued the discussion.
- A discussion began regarding how to inform the public of ordinances.
- Mr. Rubin asked where the City is with abatement.
- Dr. Manager Moore said the attorney is almost ready to present it to Council and then it would come back to you and began a discussion.

Public Comment

- Mary Rose Jaramillo said it would be nice to beautify Rio Communities Blvd by trimming trees and bushes and cleaning the brush. She then said there are many people who have young children, and the ATVs are problematic.
- Manager Dr. Moore explained there is a plan to help control the problem of the ATVs including signs, ATVs for officers, and letters to private property owners regarding liability.

Animal Welfare Survey (will be discussed with Council)

- Manager Dr. Moore began a discussion regarding the animal control survey and the importance of writing it in a way that the survey can be interpreted into a defensible ordinance. He then explained the survey is with the lawyer to ensure the terminology is correct and understandable.
- Chairman Scroggins said we need to write it in a way that is easy for the Code Enforcer to enforce it and continued the discussion.
- Chairman Scroggins said this should be on the agenda for next meeting.
- Manager Dr. Moore said he can get back to the attorney and have the questions ready to show the commission by next meeting.

Training (will be discussed with Council)

- Chairman Scroggins said he noticed there is Code Enforcement training going on today and tomorrow and began a discussion.
- Manager Dr. Moore said that he is looking at finding some training that would be great for planning and zoning and our commission can definitely go to other planning and zoning meetings to see how they are done. The discussion continued.
- Manager Dr. Moore said the commission can ask for training, but he always respects the chain of command and speaks with the Chair.
- Chairman Scroggins asked what the current rule is for having for people come into the meeting.

- Manager Dr. Moore said currently, we are able to have 20 people in this room if it is set up correctly and we should be having people in here by June if we are still in the green and continued the discussion.

Zoning Grid (will be discussed with Council)

- Chairman Scroggins said this will be discussed with Council at the joint meeting.

RV and Motorhome Parking

- Vice-chair Thompson said an RV has to be 5' from a structure and 5' from a fence and we have to take in consideration the plants that are in between as well.
- Manager Dr. Moore said that vegetation might be the fuel bridge that brings the fire to the house.
- Chairman Scroggins began a discussion regarding what the ordinance is for parking an RV or motorhome in the front yard.
- Chairman Scroggins said he does not believe there is a regulation that says you cannot park next to your RV.
- Mr. Rubin said there might be something regulating that and asking the Fire Marshall might be a good place to start. He then said a point to bring up might be the insurance issue that.
- Vice-chair Thompson said do we want to keep these ordinances since they are not being enforced.
- Manager Dr. Moore said you look at an area and plan for what it should look like and build it around a vision, and it could be city-wide or neighborhood wide and continued the discussion.
- Vice-chair Thompson said we are mostly a retirement community and as such when we get new development, we might want to allow them to have an RV pad with a 50w outlet.
- Mr. Gordon said he disagrees, there are more families moving in and to have RVs parked outside of the properties is not a safe environment. The discussion continued.
- Chairman Scroggins said looking at neighborhoods would help us identify and correct these issues.
- Manager Dr. Moore says it is important to have a vision and a good direction of where we want to see the community go will keep the City from falling into disrepair.
- Mr. Rubin said the master plan has very similar goals.
- Manager Dr. Moore said we might want to review the master plan and continued the discussion.
- Chairman Scroggins said there are sometimes that we have broad topics because there are items that need to be discussed and sometimes, we need to have very specific items that we need to work on. He then said a lot of these topic will be discussed with Council next meeting. The discussion continued.

Parks

- There was no discussion.

Fencing

- Chairman Scroggins said he added fencing because he had seen the article in the News Bulletin regarding Belen's ordinance.
- A discussion began regarding the fence discussed as a variance.

Adjourn

- Lawrence Gordon motioned to adjourn and carry the neighborhood plan to the next agenda. Vice-chair Thompson second the motion and the meeting adjourned at 8:25 p.m. with a 5-0 vote.

Respectfully submitted,

Amy L. Lopez, Deputy Clerk

Date: _____

Approved:

Thomas Scroggins, Chairman

John Thompson, Vice-Chairman

Scott Adair, Secretary

L. E. Rubin

Lawrence Gordon