

Minutes
Planning Board Regular Meeting
September 5th, 2023

The Village of Capitan Planning Board met in a Regular Meeting on Tuesday, August 1st, 2023 at the Village Hall in Capitan, New Mexico at 5:30 PM.

Peggy Wilson called the meeting to order at 5:30 PM.

Roll Call: Peggy Wilson – Present, Dan Bolin – Present, Tracy Jones – Present, Tracy Jones – Present, JR Castaneda – Late/present. Mayor – Ron Lowrance, and the Village Clerk - Al Cavazos were also present.

Item #1 on the Agenda: Approval of the Agenda.

Tracy Jones motioned to approve the agenda, Dan Bolin seconded the motion.

Discussion:

Roll Call: All were in favor, Motion carried.

Peggy Wilson – We are going to use a consent agenda. I see no one has it in their hands, so I will read the names of the people. A consent agenda means, we take them all at one time and approve them because none of us have an issue with them. If any one in the audience objects, then we put it back onto the agenda for discussion.

Item #4 – Wanda Polhemus/Vergil Hall

Item #5 – Gerald Nesbit

Item #7 – Eddie Crain

Any objections from anyone?

Those Items are approved by the board, and I will ask for a motion to approve.

Tracy Jones Motioned to approve the items on the consent agenda. Dan Bolin seconded the motion.

Peggy Wilson – Okay, if you are here on those items, you are approved.

I would like to make a comment on #5, it is so nice to see a stick built, beautiful home, come in front of us.

Item #2 on the Agenda: Discussion/Action – Approval of the Minutes Regular Meeting August 1, 2023.

Approval of the minutes were not approved. A confusion of the wording of Item #2 being the approval of the Agenda and not stated as the Minutes was made.

The Minutes will be placed on the next Planning Board Meeting for approval.

Discussion:

Item #3 on the Agenda: Discussion/Action – Approve Recommendation of Application for Mobile/Manufactured Home 100 West Creek Rd. Capitan NM – Gretchen Sawyer (Tenant) / Ruben Molinar (Property Owner)

Dan Bolin made a motion to deny the application. Tracy Jones seconded the motion.

Discussion:

Dan Bolin – Is Gretchen the owner here?

Gretchen Sawyer – Yes, I'm here.

Public Woman – I am Ruben's mother-in-law.

Dan Bolin – Good deal, I'm glad you are here, because the owner didn't sign the application. The owner is the one that needs to sign the application. Not the tenant. The owner is aware of it.

The second issue I had is. What is going on with the 700 plus, square foot home that's over there right now?

Public Woman – It's not occupied, but I did talk to the water department and basically, I need to have the water meter moved. They are connected. It used to be all family. So that little house is connected to the water that's now the door property. So, we need to get a new water meter, and redirect the water line.

Dan Bolin – Is that 700 sq. foot home, still going to be used as a residence of some sort?

Public Woman – Eventually, at some point.

Dan Bolin – That's the catch. You can't have two residence on one lot.

Public Woman – Are ya'll going to address that to make it where that is possible?

Dan Bolin – I looked at it ahead of time, and it doesn't sound like that's coming down the turn pike. And so, everyone that has tried to do that has been rejected because of the two residence on one lot is not allowed.

Public Woman – Could they petition to subdivide?

Dan Bolin – You have what, an acre?

Public Woman – I think it's like, 3 acres. Or is it two?

Dan Bolin – Two acres, okay. You could look at those as an option.

Public Woman – Okay, so we'd just come back before the board?

Dan Bolin – You'd go through the whole process. You'd get a plat and you re subdivide. That would be the option for it.

Public Woman – Okay

Dan Bolin – I'm not saying that you can't, I'm just saying that, would be the option. Then to go through all the hoops to make that happen.

Public Woman – I guess the question is, If I go through the hoops, is it a likelihood on that?

Dan Bolin – Well your water, your septic, your sewer all that. You probably have septic correct?

Public Woman – It's all on septic, yes.

Dan Bolin – Okay, so you have those rules you have to fallow. You have your subdivision rules you have to fallow. Your set back rules. If you have a valid, plat that you are planning to replat, and you made all of the other rules and regulations, then it should be accepted.

Public Woman – Okay so, because there was a trailer there before, it doesn't...

Dan Bolin – No. Anytime a person that comes in for a change, everything has to be brought up to code.

Public Woman – Okay

Dan Bolin – So even if it's two residence, and another one is brought on, well guess what. It comes up to code.

Public Woman – That'll work.

Peggy Wilson – Can I get a motion?

Dan Bolin – I motion to deny it at this time.

Tracy Jones – I second it.

All were in favor. Application was denied.

Item #6 on the Agenda: Discussion/Action – Approve the Recommendation of Application for Mobile/Manufactured Home 120 Carole Dr. Mountain View, Lot A3 Capitan NM – Joe Zamora

Dan Bolin made a motion to deny the approval. Tracy Jones seconded the motion.

Dan Bolin – He's in the same boat. Is the structure already there? If he was here we could ask him questions. If he's going to vacate it? That would be the question.

Peggy Wilson– Well then motion to....

Dan Bolin – His plat even has it drawn on there, old and new. It doesn't show it being removed.

Peggy Wilson – I saw that it was showing on there.

Dan Bolin – I make a motion to deny it because it doesn't meet with the codes.

Tracy Jones – I'll second that.

Public Comments:

ADJOURNMENT:

Dan Bolin made a motion to Adjourn. **JR Castaneda** seconded the motion.

Discussion: No discussion

Roll Call: All were in favor, the Motion carried.

Peggy Wilson adjourned the meeting at 5:38 PM.

Attest:


Planning Board Secretary, Village of Capitan


Planning Board Chairman, Village of Capitan