

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, MARCH 15, 2016 @ 4:00 P.M.
HELD IN CITY COMMISSION CHAMBERS, 214 SOUTH LOVE STREET

PURPOSE OF MEETING:

- Consider recommendation of variance at the vacant lot to the east of 710 West Avenue C, Lovington, NM
- Consider recommendation of new subdivision on the east side of Eddy Street between Madison and Jefferson, Lovington, NM

PRESENT: Members: Chairman Kallie Windsor, Member David Lynch, Bobby Kimbro, Clint Laughrin, and Betty Price.

NOT PRESENT: Vice Chairman Randy Pettigrew and Member Abel Cabello

ALSO PRESENT: City Manager James Williams, City Attorney Patrick McMahon, Fire Chief Terrance Lizardo, Planning and Zoning Coordinator Crystal Ball, City Clerk Carol Ann Hogue, and Administrative Assistant Anna Juarez

CALL TO ORDER: The meeting was called to order by Chairman Kallie Windsor at 4:08 p.m.

APPROVAL OF AGENDA: Chairman Kallie Windsor called for a motion. Member Price so moved to approve agenda as published; Member Laughrin second. Motion was approved.

APPROVAL OF REGULAR MINUTES OF FEBRUARY 9, 2016: Chairman Kallie Windsor called for a motion to approve the regular minutes of February 9, 2016. Member Price so moved. Member Kimbro seconded. Motion was approved.

NON-ACTION ITEMS:

Staff Report on Action Items Approved by City Commission: City Manager Williams stated City Commission approved 609 South 3rd Street encroachment and 610 West Aspen Avenue encroachment and variance for the front yard.

ACTION ITEMS:

CONSIDER RECOMMENDATION OF VARIANCE AT THE VACANT LOT TO THE EAST OF 710 WEST AVENUE C, LOVINGTON NM: Planning and Zoning Coordinator Crystal Ball addressed Commission of Lot 14 block 5 in the Love addition has an empty lot; owner Darrel Eubank is requesting an accessory building to be built on a Single family zone "A" lot 46' from the front lot line, with the building being 1500 sq. ft. (30' x 50') metal structure. Planning and Zoning Coordinator Ball stated variance if granted would adversely affect the use of a Zone "A" single family residential lot and discussed reasons to allow variance request needs to comply with criteria's for variance approval. Members and Staff discussed possible merging of lots and setbacks for accessory building. Darrel Eubank, owner of property, stated he will be building a fence around both lots and he will be using accessory building to store antique automobiles. There were no complaints from neighbors. Members, staff and Mr. Eubank discussed setbacks, accessory building size, and expense of placement of accessory building. Chairman Kallie Windsor called for a motion to grant variance to allow for an

accessory building to be built on a single family zone "A" lot 46' from the front lot line, with the building being 1500 sq. ft. (30' x 50') metal structure. Member Kimbro so moved. Member Laughrin seconded. With no further discussion, all Aye, with the exception of Member Price. Motion was approved.

CONSIDER RECOMMENDATION OF NEW SUBDIVISION ON THE EAST SIDE OF EDDY STREET BETWEEN MADISON, LOVINGTON, NM: Planning and Zoning Coordinator Crystal Ball addressed Commission of a property owner Raul Corrales request to subdivide their land into 4 lots; lots size is too small to allow for a placement of a mobile home. Members, Staff and Mr. Corrales discussed platting error, easements, commercial setbacks, and usage of lots. Chairman Kallie Windsor called for a motion. Member Laughrin so moved to grant approval of preliminary subdivision owners will install all infrastructure in the 20' easement and owners must notify all potential buyers that the lots are not appropriately sized for any modular or mobile homes; Member Lynch seconded. With no further discussion, all Aye. Motion was approved.

PUBLIC COMMENT:
No public comment was made.

ADJOURNMENT:
There being no further business the meeting adjourned at 4:31 p.m.

APPROVED: _____
CHAIRMAN, KALLIE WINDSOR

ATTEST: _____
MEMBER, DAVID LYNCH