



City of Elephant Butte
Planning & Zoning Commission
City Hall - 103 Water Street, Elephant Butte, NM

Official Meeting Minutes
Thursday, January 21, 2016 Special Meeting

- I. **Call to Order** – Chairman Chuck Looney called the meeting to order at 9:01 a.m.
Roll Call – City Manager Andrew Finzen took roll with Chairman Looney, Vice-Chair Vickers, Commissioner Fuss, and Commissioner LaFont present. Commissioner Rick Harrison and Commissioner Bill Kirikos were absent.

- II. **Minutes** – Approval of the Regular Meeting minutes for January 5, 2016.

***Motion:** To approve the January 2016 meeting minutes as submitted by Chairmen Chuck Looney.*
***Made:** Vice-Chair Vickers **Second:** Commissioner Fuss **Vote:** 4-0*

- III. **Public Hearing Action Item** – Chairman Looney opened the public hearing at 9:05 to discuss Case#V-16-01; Front set back variance requested at 100 Erie Court. Mark Shipley of Talon Homes & Construction presented his case regarding property at 100 Erie Court. Mr. Shipley noted drainage issues on the lot that would be worsened by a 30 foot setback requirement. His request was for a ten foot variance so that he can allow for proper drainage on the property. Mr. Shipley showed the man-made arroyos that were created when the boat storage property on Butte Blvd was developed which are now affecting 100 Erie Ct. Commissioners questioned the possibility of moving the property or developing it in a different way. Mr. Shipley stated that there was no way to alleviate the concerns without approving the variance. Commissioner Fuss inquired about future plans to add sewer to the development area. City Manager Finzen informed the Commission that providing sewer was to be part of future development, but no plans or dates have been made at this time. Vice-Chair Vickers informed Mr. Shipley of covenants that are in place at 100 Erie Ct., and advised him to build the proposed home to 1,500 ft² rather than the proposed 1,300. There was no public input against the proposed variance. Case#V-16-01 was closed at 9:43.

***Motion:** Approve Case#V-16-01 ten foot front setback variance request due to exceptional or extraordinary circumstances or conditions resulting from size, shape, or from topographic or physical conditions that do not apply generally to other properties in the same land use district in the city.*
***Made:** Vice-Chair Vickers **Second:** Commissioner Fuss **Vote:** 4-0*

- IV. **New Business** – Comprehensive Plan: Status Update and Prioritization to be held at a later date to due to the absences of Commissioners Harrison and Kirikos.

- V. **Staff Report** –City Manager Finzen mentioned that council approved to hire a new employee to serve as support staff for the Planning and Zoning position. Council

continues to hear the information to allow golf carts on most roads in the city and still working on the new ordinance for golf carts.

VI. Public Comment -None

VII. Adjournment -

Motion: To adjourn the official meeting at 9:59 am.

Made: Commissioner Vickers Second: Commissioner LaFont Vote: 4-0

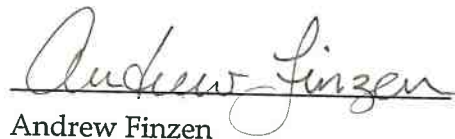
Minutes Approved:

Respectfully prepared and submitted:



Charles Looney

Chairman



Andrew Finzen

City Manager

