



VILLAGE OF RUIDOSO
Village Hall
313 Cree Meadows Drive

PLANNING COMMISSION
REGULAR MEETING MINUTES
November 15, 2011 2 PM



1. CALL TO ORDER & ROLL CALL

The meeting was called to order by Chairman Larry Wimbrow at 2:00 PM. Commissioners Cowan, Cornelius, Row and Flack were present. Commissioners Schneider-Cook and Hinz were unable to attend.

Staff present was Project Engineer Robert Decker and Permit Technician Janet T. Lynn.

Village Councilor Ron Hardeman was present. Code Enforcement Officers Robert Simpson and Chris Eisenberg attended the meeting.

There were 4 guest others in attendance.

2. CERTIFICATION OF COMPLIANCE WITH RESOLUTION 2011-01

Mr. Decker stated compliance with Resolution 2011-01. He stated that the meeting was properly advertised and posted as required.

3. APPROVAL OF AGENDA

The motion was made to approve the agenda. It was approved and passed with all ayes.

4. APPROVAL OF MINUTES

A motion was made to approve the minutes for October 18, 2011. They were approved and passed with all ayes.

5. PUBLIC HEARING

PCU11-003 – Conditional Use Request – Lot 6A, Block 3, Wingfield Subdivision, (108 Vision Drive); Lawrence Skelley, Applicant – D.T. Collins & Associates., Agent

All parties wishing to be speak about the subject were sworn in by **Mr. Decker**.

Mr. Eric Collins, D.T. Collins & Associates, Agent, approached the podium. He stated that there was a proposed site plan for a senior facility focusing on memory loss. It is to be located at 108 Vision Dr. He stated that the lot was recently re-platted and that building would have 15 beds and a large fenced area for the occupants to come outside. He stated that it was zoned C-2, community zone, all the setbacks were followed including the required distance from Shadow Mountain Lodge, which is north of the property for fire restrictions. He said that there is ample parking on the east side of the property and parallel parking along Vision Dr. which conform with Village parking requirements. He stated that Benchmark Engineering and Surveying had provided a drainage and terrain management plan. He stated that they had also met with First National Bank so that they may use the drainage grate in their parking lot and replace some curbing and gutter to allow better drainage. He stated that signage would be addressed later. He said that the builders were in attendance, that they had built this type of building in many other sites in New Mexico and Texas. **Commissioner Cowan** asked about the railroad ties between the two properties. **Mr. Collins** stated that ties were on the First National Bank property but that they were going to replace the railroad ties on the north end of the property with concrete curbing and gutter for better drainage. **Commissioner Flack** asked about the height of the fence. It was stated that it was a 4' fence on 2' masonry and would be made of wrought iron with pillars every 8 ft. **Commissioner Flack** also asked if the facility would be open full time and how many staff members were going to be on site. It was stated that it was licensed for 16 residents and that there were 10-15 people employed, 24 hours a day and that it would be a fully equipped living facility. **Commissioner Flack** asked if it would be finished on the outside with metal or stucco. It was answered that it would have cedar siding, stone and masonry. The builder commented that they had built 15 - 17 facilities and were currently managing 7 properties. **Mr. Decker** stated that they had met all requirements and Chairman Wimbrow said he thought it that there was a tremendous need for the facility in the area.

A motion was made for **PCU11-003 – Conditional Use Permit** – be granted with all plans and conditions to be in compliance with the Planning and Zoning Dept. requirements. It was seconded and passed with all ayes.

6. REGULAR ITEMS

- A. Discussion of Possible Changes to Chapter 54, Article II, Division 5, Signs.

Code Enforcement Officers, Robert Simpson and Chris Eisenberg attended the meeting. **Mr. Decker** had prepared a power-point presentation to show the existing language in the ordinance and to be able to change the sections line by line as the changes were considered.

There was a lengthy discussion on changes recommended by the Code Enforcement Officers .

Commissioner Cornelius also provided members of the commission with some recommended changes. The recommended changes were noted by **Mr. Decker**.

No decisions were made at this meeting and the subject will be brought back to the December 6, 2011 meeting for further discussion.

7. PUBLIC INPUT

None

8. STAFF REPORTS

- A. The October 2011 Building Permit report was included in the Commissioners package. There was no discussion on the subject.
- B. December 6, 2011 will be the next scheduled meeting of the Planning Commission.

9. COMMISSIONER COMMENTS

None

10. ADJOURNMENT

The meeting was adjourned at 3:24 PM.