
**PLANNING AND ZONING COMMISSION
REGULAR MEETING**

August 4, 2016

MEMBERS PRESENT: Ms. Pamela Lee, Chairman
Mr. Andrew "JR" Gomolak, First Vice
Mr. Arthur Alterson, Commissioner
Mr. Eddie Kemp, Commissioner

MEMBERS ABSENT: Mr. Darron Williams, Commissioner

STAFF PRESENT: Ms. Stella Rael, P&Z Administrator
Ms. Lauren Truitt, Assistant City Attorney
Ms. Melissa Walker, Recording Secretary

1. **Call to Order:** Ms. Lee, Chairman called the August 4, 2016 Planning and Zoning regularly scheduled meeting to order at approximately 6:00 p.m. Ms. Lee noted the Planning and Zoning Commission is meeting today for discussion on several assorted items.
2. **Approval of Minutes:** Ms. Lee entertained a motion to approve the July 14, 2016 minutes. Mr. Gomolak recommended approval of the July 14, 2016 with correction be made to paragraph three within the discussion of item six. The correction should indicate the vote be changed from 5-4-1 to 4-1-0. Mr. Alterson second the motion and minutes were approved as noted. Ms. Lee indicated that she would sign the July 14, 2016 minutes at the September 1, 2016 meeting.
3. **Discussion of Commercial and Light Industrial Zoning:** It was brought to the attention of the Planning and Zoning Board at the March 3rd 2016 regular scheduled meeting that per our current ordinance it is not a requirement to provide a traffic study nor a noise barrier plan when commercial construction is being developed next to residential areas. Mr. Alterson, Member volunteered to do some research and present to the board at a later date. Mr. Alterson brought before the Planning and Zoning Commission a presentation including a slide show focusing on the Walmart Market located at 2401 Indian Wells Road since this is an example of commercial development near to a residential area. The purpose of this presentation is to study our current ordinance and determine what must be amended within our current ordinance. Mr. Alterson stated that it was very important that developers follow the Dark Sky Ordinance. After much discussion it was determined that it is important that we take a closer look at the current ordinance and prepare to present amendments to the ordinance to the city commission at a later date.
4. **Proposed Amendment to Section 29-03-370**

Of the Alamogordo Code of Ordinances to include Drug Stores/Pharmacies as a use regulation within the C-1 Zoning District (Neighborhood Retail Business): Ms. Lauren Truitt, Assistant City Attorney informed the board that she will be presenting to the City Commission the proposed amendments to ordinance **29-03-290. - Use regulations—District C-3 and 29-03-370. - Use regulations—District C-1** at the meeting of September 13, 2016. The amendment will merely clarify our ordinances that Pharmacies will be allowed in both C-1 and C-3 zones.

Update on Main Street USA: Ms. Lee gave an update and said that she would appreciate if any members of the board could volunteer some of their time.

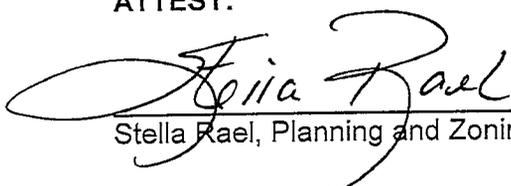
5. **Otero County Liaison Report:** Mr. Gomolak said there is nothing to report.
6. **Holloman Air Force Base Report:** Mr. Gomolak said there is nothing to report.
7. **Unscheduled Public Communications:** Ms. Rael said that there is a possibility that we will have several items on the agenda for the September meeting.
8. **Adjournment:** Ms. Lee entertained a motion to adjourn. Mr. Kemp made the motion to adjourn. Mr. Gomolak seconded. Meeting adjourned at approximately 7:15 p.m.

APPROVED:

(Date)

First-Vice Chair

ATTEST:


Stella Rael, Planning and Zoning Administrator

Copies of the recorded Planning and Zoning meeting audio may be obtained at no cost to Commissioners. A fee will be charged to the public.