MINUTES
Planning and Zoning Commission

Tuesday, January 6th, 2026
City Hall Annex Second Floor Conference Room
1203 N. Hudson St.
Silver City, New Mexico

Commissioners Present:
Susan Moody, Chair
Dave Stone, Vice Chair
John Balas
Dale Lane

Staff Present:
Susan Mittelstadt, Community Development Director
Emily Hickle, Mapping and Planning Technician

The regular meeting of the Planning and Zoning Commission was called to order at 6:00 pm. The Pledge of Allegiance was recited. A roll call from commissioners was taken, and a quorum was present.

Approval of Agenda:
Commissioner Stone made a motion to move the officer election to the top of the agenda. Madam Chair Moody seconded. The Officer election then took place before the approval of the minutes

New Business
During the officer elections, Madam Chair Moody was nominated and elected as Chairperson, and Commissioner Stone was elected as Vice Chair.

The Commission presented a plaque to Simon Wheaton-Smith in recognition of his tireless service. The Commission also welcomed Susan Mittelstadt as the town's new Community Development Director

Approval of Minutes:
Commissioner Lane moved to approve the minutes of the December 2nd, 2025, meeting. Commissioner Balas seconded the motion, and the motion passed by a unanimous voice vote of 4/0.

Community Input:
None

Public Hearings:
None

Continued Business:
None

New Business:
The Commission began with a discussion on the adoption of the 2026 Planning and Zoning Hearing Schedule. A debate ensued with commissioners asking various questions for clarification for staff. Vise Chair Stone then made a motion to approve the 2026 Planning and Zoning Hearing Schedule. It passed in a unanimous voice vote, 4/0.
The next item on the agenda, the adoption of an Open Meetings Act compliance resolution, then opened into a discussion between commissioners, staff, and former Chairman, Simon Wheaton-Smith. Most of the discussion centered around clarification of legal notices and the process of publishing. Commissioner Balas moved to adopt the Open Meetings Act compliance resolution. It passed with a unanimous voice vote, 4/0.
The next topic of the identification of areas of concern within the Land Use Code of 2025 initiated a brief discussion of the goal and timeline of the identification process. After receiving clarification, the commission then suspended Robert's Rules of Order. Commissioner Stone moved to suspend, and Commissioner Balas seconded. A debate ensued. The suspension passed with a unanimous voice vote, 4/0.
Madam Chair Moody then called the meeting back to order. Commissioner Balas then amended his previous motion to formulate a list of topics to be visited by this body to include the use table under 3.2, the options for revitalizing downtown perhaps using the comprehensive plan, the topic of site visits by commissioners, and tightening up the language of findings for the commissioners when they do the deliberations, look at uh Airbnb and conditional use stipulations, and a tighter definition of a super majority. Vice Chair Stone seconded the motion, and it passed with a unanimous voice vote, 4/0.

Reports from Staff:
Director Mittelstadt highlighted several major initiatives, including a goal to complete the Comprehensive Plan update by June 2026. Director Mittelstadt announced a "one-time free" rezoning opportunity for properties on Swan Street to resolve long-standing mixed-use mortgage issues. Staff also confirmed they will begin enforcing expiration dates on conditional use permits that have seen no progress. The reports concluded with an in-depth discussion on the legal complexities of reclaiming abandoned homes and the associated budget constraints for demolition.

Reports from Commission:
None

Adjournment:
Commissioner Lane moved to adjourn the meeting. Commissioner Balas seconded the motion, and it passed by a unanimous voice vote of 4/0. The meeting was adjourned at 7:21 pm.

Susan Moody, Chair

Date

Planning & Zoning Commission