

Village of Jemez Springs Planning and Zoning Commission
Regular Meeting Minutes
May 26, 2026 at 6:30 p.m.
Governing Body Conference Room

- 1 Talia Michelle called the meeting to Order at 18:30.
 - a Members present: Talia Michelle (Sec), Susanna Cooper (Acting Sec), Cheryl Denney, Cliff Elliott, & Fred Simmank
 - b Members absent:
 - c Guests: Benjamin Shendo, Olympia Holliday, Char Schell, Liz Shulmann, Lawrence Buchmiller, Wes Janecka & family, Renée Guthrie, Andrea Barela, Myra Maher, Glen Thamert
- 2 Vice Chair Sean Cridland and Chair Betsy Daub have resigned from the Planning and Zoning Commission
- 3 Election of temporary Chair Pro Tem: Talia offered to chair tonight's meeting. Cheryl Denny nominated Cliff Elliott, who was elected as Chair Pro Tem with 3 in favor, and who proceeded to Chair this meeting.
- 4 Welcome to Cheryl Denney, our new Planning and Zoning Commissioner
- 5 Introduction of Guests
- 6 The Agenda was certified as posted according to NM Open Meetings Act. The commission has approved the Agenda as presented.
- 7 The previous Regular Meeting's Minutes from April 28, 2026 were approved as submitted.
- 8 Public Input – Renee Guthrie submitted request for ordinance change regarding RV pads within the Village of Jemez Springs
- 9 Mayor Mike Nealeigh announced that the Village will be hiring a deputy Village Clerk, whose job will include supporting the Planning & Zoning Commission. Later in the summer, they will ask for ordinances to be changed by an ad hoc committee, to be referred to the Village Council.
- 10 Discussion of Administrative Planning and Zoning items
 - a Public Inquiries –
 - i a query regarding permits to install a chain link fence at property on Armenta & Hwy 4 was answered with there are none so long as no higher than 6'
 - ii Comnet tower needs to be recertified. The Mayor communicated to them the steps to be followed. They are required to submit the recertification application between 6 months to a year, before the anniversary date of their Conditional Use Permit.
 - b Pending Applications – will be discussed as voting item is brought up in New & Unfinished business
 - c Other – none
- 11 Unfinished Business –
 - a The Building Permit application for 17526 NM 4 by Mark Begich/Jemez Hot Springs LLC, which previously had confusion about the address and about purpose, was approved unanimously. Lawrence Buchmiller, maintenance manager for the property owner, spoke in favor of permit being granted, and Mayor Nealeigh, as the GIS Administrator, spoke with regards to the address.

Village of Jemez Springs Planning and Zoning Commission
Regular Meeting Minutes

- b 496 Mooney/Ben Shendo - conditional use permit for solar panels, following up on last month's meeting. Code from years ago requires Conditional Use Permit for solar installations. Certified Letters to neighbors were mailed 2026-May-20, and public response so far was a concern that the property will be used as a business by installing solar panels. Motion made to approve installation of solar panels. Three neighbors spoke in favor, and one written objection was received. Motion passed unanimously.
- c 604 Mooney/John McEvoy - conditional use permit for long term RV use, for up to 18 months. Per the Commission's request at the last meeting, the Applicant submitted a statement that he will be hooking up camper to Village sewer and water while building, and will disconnect them upon completion. Olympia has concerns if time exceeds 18 months, in which case applicant would need to return to P&Z. Motion to approve passed unanimously. Certified letters to the neighbors were mailed 2026-May-(??). No responses have been received.

12 New Business –

- a 16443 Highway 4/Sonja Guthrie & Andrea Barela - Short Term Occupancy Rental Conditional Use Permit application. The motion to approve the Short Term Occupancy Rental Conditional Use Permit Application at 16443 Hwy 4 submitted by Andrea Barela and Sonja Guthrie was tabled. Wes Janecka/Janecka, has had communication problems with them around acequia use and dogs barking. He claims that Pam Grider wasn't notified about this, nor Liz at Cañon del Rio. Pam Grider was sent a notice, and Begich was sent a notice (Planning and Zoning has receipts). No reply received from P & Z Commission from either one. Lawrence Buchmiller submitted & read a letter of opposition from Begich. Cheryl Denny expressed concern about Pam Grider's receipt of letter. Certified letters to neighbors were mailed 2026-May-(??).
- b 496 Mooney Blvd - home occupation permit application from Ben Shendo. He wants to teach hands-on arts and crafts (moccasins, pottery, embroidery, language, sewing, health, movement, hoop dancing). Ben says he'd be following code "130-35". Discussion of 130-25 ordinances will be met. Only indoor areas, downstairs loft and part of garage will be used Mon, Wed & Thurs, 10-4. Personnel assisting would be 3. Max clients would be 10 guests/clients at a time.

Cheryl asked to table a decision till next meeting so she has time to read the paperwork; Fred seconded. Discussion: Olympia asks why, if applicant has already agreed to abide by language in code, are we not approving this now? Myra notes that Ben has signed an agreement to comply and wants to support his application. Glen is in support. Chair asked Ben to stay and answer any questions commissioners may have. Opened to Cheryl's question about actual activities to be conducted there. Ben explained his philosophy of teaching native crafts that are lasting life skills, which takes time. Focus now is on age 18 and up, but if parents come with younger children, they will be included. Waivers have been obtained. Dancing will be contained indoors, in insulated/sound-proofed area.

Talia: Received a response re: home occupation from Debi Peterson, who thinks Ben will do his own business respectfully, and became comfortable with his plan after he didn't need entrance/exit access by her property.

Cliff asked about checking with local fire department about any requirements. Ben has checked already with Jemez Pueblo FD. Fred stressed requirement that only family members living in the residence can be working in the home occupation, not other family members. Char commented on the normal inclusion of extended family members in all Native American gatherings.

Motion to table a decision until next month passed unanimously.

Village of Jemez Springs Planning and Zoning Commission
Regular Meeting Minutes

- 13 Commission Reports
 - a No Village Updates
 - b No Chair Report
 - c No Commissioner Reports
- 14 Election of officers - Cheryl nominated Cliff as Chair, but he declined. The Commission decided to table this election until our next meeting.
- 15 Meeting adjourned c. 8:15 pm