

X   **DRAFT MINUTES**  
      **APPROVED MINUTES**

# VILLAGE OF JEMEZ SPRINGS

## PLANNING AND ZONING COMMISSION

### MINUTES OF THE REGULAR MEETING August 25, 2026

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Date: August 25, 2026  
Time: 6:31 P.M.  
Meeting called to order by: Cliff Elliott, Chair Pro Tem

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#### **CERTIFICATION OF NOTICE OF MEETING AND AGENDA**

The Chair certified that the meeting notice and agenda were posted and published in compliance with the New Mexico Open Meetings Act.

#### **ROLL CALL OF COMMISSIONERS AND DETERMINATION OF QUORUM**

- Andrew Adaryukov – Present
- Susanna Cooper – Present
- Cliff Elliott – Present
- Cheryl Denney – Present
- Jay Gourley – Present
- Fred Simmank – Present

Also present: Talia Michelle, Jeannene Nealeigh, Andrea Barela, Rachel Meth, Wes Janecka, Elizabeth Janecka, Deputy Clerk Tonya Yudziky.

The Chair announced that a quorum was present and that the meeting could proceed.

#### **APPROVAL OF MINUTES**

1. Minutes of the regular meeting of July 28, 2026. Wes Janecka requested that the minutes were modified and that a document package, copies of which he provided to the commission, be appended to the minutes. Upon review, the commission denied the request. Commissioner Gourley moved to approve the minutes as presented. Seconded by Commissioner Simmank. Vote: unanimous “Aye.” The minutes were approved.

2. Minutes of the special orientation meeting of August 4, 2026. Commissioner Gourley moved to approve the minutes as presented. Seconded by Commissioner Denney. The minutes were approved.

## REPORTS

1. The Chair notified the commission that Mr. Janecka is appealing to the village council the commission's decision from the July 28, 2026 meeting granting conditional use approval of short-term occupancy rentals for the property at 16443 Highway 4.

## NEW BUSINESS

1. Application from Jeannene Nealeigh on behalf of the Jemez Mountain Community Chorus for a free-standing sign at 25 Civic Center Lane; 17570 New Mexico Highway 4, Jemez Springs was reviewed. Commissioner Denney moved to approve the application. Seconded by Commissioner Cooper. Roll call vote:
  - Commissioner Andaryukov – Aye
  - Commissioner Cooper – Aye
  - Commissioner Elliott – Aye
  - Commissioner Denney – Aye
  - Commissioner Gourley – Aye
  - Commissioner Simmank – Aye

## ADMINISTRATIVE MATTERS

1. After a discussion, Commissioner Gourley moved that the commission approve two additions to the meeting procedure: a) when reviewing an action or application, the commission may first take time to discuss the relevant ordinances, b) the Chair will vote alongside the other commissioners, rather than acting only as a tie-breaking vote. The motion was seconded by Commissioner Cooper. Vote: a unanimous "Aye." The motion passed.
2. Commissioner Gourley moved to appoint Commissioner Adaryukov as Chair. Seconded by Commissioner Denney. Vote: unanimous "Aye."
3. Commissioner Adaryukov moved to appoint Commissioner Cooper as Vice-Chair and Commissioner Denney as Secretary. Seconded by Commissioner Simmank. Vote: unanimous "Aye."
4. The date of the next regular meeting of the Planning and Zoning Commission was confirmed as September 22<sup>nd</sup>, 2026, at 6:30 p.m., to be held at the Shepherd Municipal Building Conference Room.

The meeting was **Adjourned** at 8:15 p.m.

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**Andrew Adaryukov, Secretary Pro Tem**