



City of Santa Fe

# MINUTES

REGULAR MEETING OF THE  
PLANNING COMMISSION  
October 16, 2025, AT 6:00 PM

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1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

**Commissioners Present:**

- Chair Janet Clow
- Vice Chair Peter Smith-zoom
- Commissioner Thomas (TJ) Rieland
- Commissioner Piper Kapin
- Commissioner Gurushabad Mirando
- Commissioner Scott Barber
- Commissioner Kelly McReynolds
- Commissioner Matt Embry

4. **APPROVAL OF AGENDA**

**MOTION:** Commissioner McReynolds moved, seconded by Commissioner Kapin, to approve the agenda.

**VOTE:** The motion was approved on the following Roll Call vote:

**For:**  
Vice Chair Peter Smith Yes  
Commissioner Kelly McReynolds Yes  
Commissioner Gurushabad Mirando Yes  
Commissioner TJ Rieland Yes  
Commissioner Piper Kapin Yes  
Commissioner Scott Barber Yes  
Commissioner Matt Embry Yes

**Against:** None

**Abstain:** None



# MINUTES

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## 5. APPROVAL OF CONSENT AGENDA

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## 6. APPROVAL OF MINUTES

### a. September 18, 2025 and October 2, 2025 Minutes rejected

**MOTION:** Commissioner Kapin moved, seconded by Commissioner McReynolds to reject the minutes from Planning Commission meeting on September 18 and October 2, 2025.

**VOTE:** The motion was approved on the following Roll Call vote:

**For:**  
Vice Chair Peter Smith Yes  
Commissioner Kelly McReynolds Yes  
Commissioner TJ Rieland Yes  
Commissioner Piper Kapin Yes  
Commissioner Gurushabad Mirando Yes  
Commissioner Scott Barber Yes  
Commissioner Matt Embry Yes

**Against:** None

**Abstain:** None

### b. September 18, 2025 and October 2, 2025 Minutes (APPROVAL MOVED TO NOVEMBER 6, 2025)

**MOTION:** Commissioner Rieland moved, seconded by Commissioner Barber to move the approval of the minutes from Planning Commission meetings on September 18 and October 2, 2025 to November 6, 2025.



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**VOTE:** The motion was approved on the following Roll Call vote:

**For:** Vice Chair Peter Smith Yes  
Commissioner Kelly McReynolds Yes  
Commissioner TJ Rieland Yes  
Commissioner Piper Kapin Yes  
Commissioner Gurushabad Mirando Yes  
Commissioner Scott Barber Yes  
Commissioner Matt Embry Yes

**Against:** None

**Abstain:** None

**7. APPROVAL OF FINDINGS/CONCLUSIONS**

**8. CONSENT**

**9. OLD BUSINESS**

**10. STAFF COMMUNICATIONS**

Presentations on Governmental Ethics and Procedure by Assistant City Attorney  
Rebecca Minuk-Hermann

**11. NEW BUSINESS**

a. CONSIDERATION OF BILL NO.2024-17. ADOPTION OF ORDINANCE NO. 2025  
(Mayor Alan Webber and Councilor Jamie Cassutt)

**PUBLIC COMMENTS:** Nine (9) members of the public were sworn in and gave  
comment in favor of Bill No. 2024-17 and Ordinance 2025.

**MOTION:** Commissioner Mirando moved, seconded by Commissioner Kapin to  
approve Bill No 2024-17. Adoption of Ordinance Nol 2025

**VOTE:** The motion was approved on the following Roll Call vote:



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**For:** Vice Chair Peter Smith Yes  
Commissioner TJ Rieland Yes  
Commissioner Piper Kapin Yes  
Commissioner Gurushabad Mirando Yes  
Commissioner Kelly McReynolds Yes  
Commissioner Scott Barber Yes  
Commissioner Matt Embry Yes

**Against:** None

**Abstain:** None

- b. **Case #2024 – 9320. 7205 Plaza Central Development Plan.** Pax Consulting Agent, for Zydeco LLC, owner and applicant (“Applicant”), requests approval of a Development Plan for up to 165 units, a clubhouse, swimming pool and neighborhood coffee shop a property address located at 7205 Plaza Central and is zoned C-1 (office and related commercial). It consists of a 7.9 -acre lot as the result of a lot line adjustment, zoned C-1 (Alexa Hempel, Case Manager, [anhemple@santafenm.gov](mailto:anhemple@santafenm.gov)). (POSTPONED FROM JULY 17, 2025, SEPTEMBER 4, 2024 and OCTOBER 2, 2024)

**PUBLIC COMMENT:** Two (2) members of the public were present ( 1 in person and 1 via zoom) and after being sworn in voiced their concerns regarding 7205 Plaza Central Development Plan.

**MOTION:** Commissioner Mirando moved, seconded by Commissioner Kapin to approve Case #2024-9320, subject to conditions of approval and technical corrections.

**VOTE:** The motion was approved on the following Roll Call vote:

**For:** Vice Chair Peter Smith Yes  
Commissioner TJ Rieland Yes  
Commissioner Piper Kapin Yes  
Commissioner Kelly McReynolds Yes  
Commissioner Gurushabad Mirando Yes  
Commissioner Scott Barber Yes  
Commissioner Matt Embry Yes

**Against:** None



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**Abstain:** None

**12 . MATTERS FROM THE COMMISSION**

**13. ADJOURNMENT**

9:17 P.M.

*Geraldine Gurule*  
\_\_\_\_\_  
Liaison

*Janet Clow* 12/1/25  
\_\_\_\_\_  
Chair