



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

August 17, 2017
Juhle

Present: Chairperson Hans Juhle, Commissioners Aletha Howes, Kim Moloney, Jeff Kendall

Excused: None

Staff: Planner Mona Green, Deputy Clerk Angela Kulp

Guests: Councilmember Paula Dix

Chairperson Juhle called the meeting to order at 7:09pm.

MINUTES:

Councilmember Dix had a question about the June 26th minutes and Planner Green clarified as requested. Commissioner Kendall moved to approve the June 26, 2017 minutes as written. Commissioner Moloney seconded. Vote: 4 For, 0 Against. Motion carried.

Commissioner Kendall moved to approve the July 11, 2017 minutes as written. Commissioner Howes seconded. Vote: 4 For, 0 Against. Motion carried.

OLD BUSINESS: Zoning Code – Council Presentation

The Council requested the Planning Commission hold another public hearing on the proposed Zoning Code amendments prior to their taking any further action. As all in attendance were familiar with the July Council presentation, the **Public Hearing opened at 7:13pm.**

- Commissioner Moloney brought a question from resident Lisa Harpster asking if the 14' ceiling height would count for pitched roofs towards GFAR (Gross Floor Area Ratio).
- Councilmember Dix brought a question from resident Susan Bogert asking if all gravel types would count as impervious or if there would be accommodations for different types of gravel?

As there were no other members of the public in attendance and no other questions, the **Public Hearing closed at 7:16pm.**

Councilmember Dix inquired about the posting details of the Zoning Code amendments; staff confirmed all requirements were met and Councilmember Dix was the only one that inquired about the amendments during the 14 day notice posting.

Chairperson Juhle offered to answer Ms. Harpster's question about the 14' ceiling and GFAR, responding that yes, any portion of a room over 14' high would count towards additional GFAR. Planner Green noted this proposed amendment on ceiling height is an example of an unintended consequence for existing structures which may be thrown into nonconformity. She added there is no way to know how many properties would be impacted and believes this impact would be minimal as there will always be pro's and con's with tradeoffs.

Discussion ensued and the Commission noted the proposal is aimed at eliminating a loophole for potentially exceeding GFAR by adding to a structure's volume with high ceilings and later converting it to another floor. Commissioner Moloney noted in trying to be realistic, it's important to not penalize a buildable area with developing something that's not even useable. Commissioner Howes noted part of the proposed amendments open up the variance process and new buyers would be the most likely impacted by this proposal. She reminded the Commission the purpose of the ceiling height was to reduce a structure's loom. Councilmember Dix wondered if perhaps enlarging the exempted area might be wise, but the Commissioners agreed ample exemption was already included.

Planner Green offered to answer Ms. Bogert's question and noted all gravel would be treated the same; it won't matter which size or type would be used. Commissioner Moloney noted there was also concern over storm water with gravel especially in the front, but the proposal is similar to other jurisdictions.

Councilmember Dix noted during the Council's presentation there was some concern from Council members about putting houses more forward to the property line as a possible consequence for these proposed amendments. Planner Green noted the setbacks are not changing, and any potential forward movement of a structure on a property is not a bad consequence as street presence can be good for crime prevention. Commissioner Moloney also noted most ROW between private property and the street is generous, but it can vary. Deputy Clerk Kulp added a combination of shallow ROW distance, a structure's volume at the front setback, topography and roof orientation can create an illusion of a closer presence even with the setbacks being the same. Zoning can control some of this, but not all.

Chairperson Juhle noted there may be economic impact to some, future building may be less voluminous but overall this proposal has good middle ground to keep the Zoning consistent with the Town's goals of encouraging green space and limiting a structure's loom or presence on a lot. Therefore, **Chairperson Juhle** believed the Commission's job on this topic was done, and **moved to send the Zoning Amendments to the Council, recommending their adoption.** Commissioner Kendall seconded. Vote 4 For, 0 Against. Motion carried.

Adjourn: Chairperson Juhle moved to adjourn the meeting. Commissioner Moloney seconded. Meeting adjourned at 8:17pm. Vote: 4 For, 0 Against. Motion carried.

Next Meeting: The next regular meeting of the Planning Commission will be held on Thursday, September 21, 2017 at Commissioner Moloney's home.

Respectfully submitted,
Angela Kulp, Deputy Town Clerk