



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

April 19, 2018
Tegeler

Present: Chairperson Steve Tegeler, Commissioners Jeff Kendall, Jeremy Laws, James McCarthy, Kim Moloney

Excused: None

Staff: Planner Mona Green, Deputy Clerk Angela Kulp

Guests: Councilmember Kathy Corra, Resident Walter Scott

Chairperson Tegeler called the meeting to order at 7:05pm.

MINUTES: Due to lack of quorum upon gathering, no meeting was held in March. Commissioner Laws moved to approve the February 15, 2018 minutes as written. Commissioner Kendall seconded. Vote: 5 For, 0 Against. Motion carried.

The Planning Commission welcomed James McCarthy, the newest Planning Commissioner confirmed by the Council.

OLD BUSINESS: There was no old business to discuss at this time.

NEW BUSINESS: ROW Landscaping and Council Report

Deputy Clerk Kulp thanked Planner Green for drafting the March newsletter notice about ROW landscaping. Deputy Clerk Kulp shared Councilmember Dix's report:

- Kathy Corra has been confirmed as the newest Councilmember and will serve as the new Planning Commission liaison.
- The Council wishes to refresh their understanding of the current rules before allowing a Commission-initiated study to consider ways in which a ROW planting-policy could be linked in some way to the building permit process.
- The Council invites any Planning Commissioners to share their thoughts on *ROW restoration requirements for landscape disturbance*, during the Open Comment period at their next meeting.

In anticipation of the next Council meeting, the commissioners discussed what to share during that Open Comment period. They agreed there may be challenges with ROW replanting enforcement, any permitting and ROW maintenance, as well as the ROW Code's reflection of those concerns. Commissioner Moloney agreed to attend that meeting and will share the following inquiries from the Commission:

- Do current regulations reflect community values?
- Are regulations being adequately enforced?

- Is permitting adequate?

The commissioners also agreed that giving a new homeowner a packet of easily referenced questions with answers and common expectations might be very helpful. The commissioners wondered how that might be created and who would oversee that project. They will have Commissioner Moloney mention it to the Council and ask for permission to create or study further. Deputy Clerk Kulp noted most references are already on the Town's website but commissioners thought a printed packet would be preferable to a website link.

NEW BUSINESS: GFAR Definition – Zoning

Deputy Clerk Kulp reminded the Commission of the time they've had to mull over some suggestions for a definition for "covered parking" or "eave" that they favored in February and inquired about that status. Planner Green reminded the commissioners about the background and asked if they wanted to further clarify the current coded definitions or add any new definitions. Discussion ensued and the commissioners agreed that since this issue of code interpretation about what constitutes covered parking in calculating GFAR had not come up before one recent situation, the issue may or may not come up again. The commissioners reached consensus that the current Zoning code definitions are sufficient as they did not see an ongoing problem with the interpretation of the current definitions. They agreed if the issue was to arise again, they may reconsider discussing further.

NEW BUSINESS: Affordable Housing

Resident Walter Scott came to the Planning Commission to share his concerns about lack of affordable housing, high taxes and utilities. He began his thoughts by recognizing the Planning Commission's duties, and noted as leaders in the community they had an obligation and opportunity to shape the future of the village. He shared his confusion about some regulations, and his thoughts of opportunities that may arise for the village about how older housing stock may be managed and developed. He urged the commissioners to consider the community's values in their future vision.

Commissioner Kendall inquired about Mr. Scott's goal, to which he replied he wasn't asking for any concessions but just looking for flexibility with future opportunities. Planner Green gave the Planning Commission and Mr. Scott some feedback with the background of past endeavors such as "cottage housing", as related to Mr. Scott's suggestions. She reminded them the Council has to approve Commission studies, and led a discussion of how the Town already meets affordable housing requirements through ARCH. Deputy Clerk Kulp noted the community only has a handful left of historic properties that contribute significantly to the village character and are more affordable than new construction and therefore may be worth preserving.

Mr. Scott rationalized that since the Council will determine what the Commission studies, he thought he should find out first from the commissioners about what issues were feasible to pursue and study before asking the Council. He noted he will follow up later with a detailed letter and appreciated the commissioners' time and service to the community.

Adjourn: Chairperson Tegeler moved to adjourn the meeting. Commissioner Kendall seconded. Meeting adjourned at 8:35pm. Vote: 5 For, 0 Against. Motion carried.

Next Meeting: The next regular Planning Commission meeting will be held at Commissioner McCarthy's home on May 17, 2018 at 7:00pm.

Respectfully submitted,
Angela Kulp, Deputy Town Clerk