



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

June 18, 2009
Donoghue

Present: Acting Chairperson Jake Donoghue, Commissioners Scott Harpster, Dick Stratton, Gordon Roberts and Karen Scott.

Excused: None

Staff: Deputy Town Clerk Angela Kulp and Town Planner Mona Green

Guests: None

Acting Chair Donoghue called the meeting to order at 7:02pm. A last minute location change had to be made for this meeting from Commissioner Scott's home to Commissioner Donoghue's home, but those involved were properly notified and a note posted for anyone else interested.

Minutes: Commissioner Harpster moved to approve the May 21, 2009 minutes as written. Commissioner Scott seconded. Vote: 5 For, 0 Against. Motion carried.

OLD BUSINESS: Remodel/Rebuild Definitions

Planner Green mentioned she confirmed with Town Clerk Spens the format presented for the zoning code changes can be made by section. When the Town Council votes in favor of any zoning amendments in the future, the Council will create a new ordinance to replace the existing, and incorporate all approved and corrected sections at that time.

Planner Green reviewed her draft of new definitions proposed for the zoning code that incorporated all past consensus from the Planning Commission. All the Commissioners agreed the draft reflected past discussions and their consensus. A timeframe was not previously attached to the 50% clause, so Planner Green suggested the timeframe be five years, like in the Tree Code. Discussion followed, and the Commissioners agreed three years would be a more acceptable timeframe for replacing 50% of the exterior than five years. The Commissioners also confirmed this timeframe should be tied to the house, not the owner. All Commissioners agreed the draft was acceptable and ready for the next step, a public hearing.

Commissioner Harpster moved to accept Mona's draft with a three-year period and schedule a public hearing for the next Planning Commission meeting. Commissioner Stratton seconded. Vote: 5 For, 0 Against. Motion passed.

Adjourn: Commissioner Harpster moved to adjourn the meeting and Commissioner Stratton seconded. Meeting adjourned at 7:27pm. Vote: 5 For, 0 Against. Motion carried.

Next Meeting: The Planning Commission does not usually meet in July or August. Since the Commission does not have any other pressing business or deadlines at this time, the next meeting is scheduled for Thursday, September 17, 2009, 7:00pm at Commissioner Scott's home and will include a public hearing on the zoning code changes to the remodel and rebuild definitions. Deputy Clerk Kulp assured the Commission that she would post public hearing notices 14 days prior to this meeting. Planner Green assured the Commission she will make this three-year timeframe revision and have the Town attorney review this draft prior to the September public hearing.

Respectfully submitted,
Angela Kulp, Deputy Town Clerk