



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

#### MINUTES

September 1, 2011  
Johnston

**Present:** Acting Chairperson Wade Morlock, Commissioners Jan Johnston, Dick Stratton and Gordon Roberts.

**Excused:** Commissioner Scott Harpster

**Staff:** Deputy Town Clerk Angela Kulp

**Guest:** none

Acting Chair Morlock called the meeting to order at 7:03pm.

**Minutes:** As minute requirements will be discussed at this meeting, Deputy Clerk Kulp suggested the August minutes be approved or amended at the next meeting instead of this one; the commissioners agreed unanimously.

#### **OLD BUSINESS: Shoreline Management Update**

The commissioners scheduled this meeting for administrative issues. They will talk about the Shoreline Management regulations in the updated draft at the next meeting.

#### **NEW BUSINESS: Administrative Issues**

##### What is / is not working well:

Acting Chair Morlock wanted the commissioners to weigh in on what is working well with the commission, and what is not working well since he is new in his role as Chairman, and two of the commissioners were new to the Commission in the last few months. The commissioners reached consensus on the following as working well:

- Acting Chair Morlock in his role as Chairman.
- Staying on task each meeting.
- Consistent candid feedback from all commissioners.

The commissioners reached consensus on the following as not working well:

- Feel the town's shoreline vision is at odds with the Western Academy of Beaux Arts master plan for restoration.

Before discussing this further, Acting Chair Morlock suggested the commissioners go through the rest of the agenda as this issue ties in with the confirmation of the SMP vision, also on the agenda.

##### New Chairman Role:

Acting Chair Morlock as the new Chairman of the Planning Commission expressed his concern about the term to which he was committed. Deputy Clerk Kulp reminded the Commission in June's meeting the commissioners had voted and agreed to Mr. Morlock's appointment until January, where a vote would take place annually for a one-

year term, allowable for reappointment for one additional year. This was still agreeable to all commissioners, and Mr. Morlock so no additional changes will be made.

#### Adjusting Bylaws:

Deputy Clerk Kulp noted there is one change that needs to be made to the bylaws to change officially from a rotating acting chair to a standing chair. When ready to discuss, Deputy Clerk Kulp realized the specific details to make this change were not available after all, so the Commission agreed to make this change at the next meeting instead.

#### Minute Requirements:

Commissioner Johnston inquired whether the minutes needed to state who said what, so Deputy Clerk Kulp agreed to go through the minute requirements for the Commission. She shared the Commission could set many preferences in the minutes, and if the group prefers to have the minutes focus on the details of the discussion without naming names, that is acceptable. She also noted the legal requirements of who moved, seconded, and the votes, along with legalities of special meetings, and especially public hearings. After a brief discussion, the commissioners reached consensus they would prefer minutes to include general comments, votes, and less names wherever possible.

#### SMP – Confirmation of Vision:

Acting Chair Morlock inquired if the commissioners agreed or not about their confirmation of vision for the shoreline regulations before moving forward this month to tackle their second draft. All the commissioners agreed unanimously they were comfortable with global decisions thus far, but still feel as a group that the Planning Commission is at odds with WABA's master plan for restoration. Deputy Clerk Kulp reminded the Commission of the previous joint meetings held in the spring of 2010 with the WABA Shoreline committee for public input, and cautioned any personal points of view be treated as individuals rather than as a Commission. Discussion ensued and all commissioners quickly reached consensus that this opposition was not personal, but in the community's best interests after much in-depth study of shoreline issues based on facts over the last several months.

Consensus of all commissioners agreed to draft a letter from the Planning Commission to the Council for their public hearing in September to discourage passage of the Substantial Shoreline Development Permit for the WABA master plan. Drafting commenced, and after some discussion, the letter was completed. The drafted letter outlined the Commission's concerns in detail on:

- No Net Loss of property or ecological function
- Maximization of open space including sight lines
- Review and approval of shoreline modifications including projected and maintenance costs, mitigation and community impact.

Acting Chair Morlock moved the written letter be signed by all commissioners and submitted immediately to the Council. Commissioner Johnston seconded. Vote: 4-0, motion carried. All commissioners in attendance signed the letter electronically during the meeting.

**Adjourn:** Commissioner Roberts moved to adjourn the meeting and Commissioner Stratton seconded. Meeting adjourned at 8:45pm. Vote: 4 For, 0 Against. Motion carried.

**Next Meeting:** : The next regular meeting of the Planning Commission will be at 7:00pm on Thursday, September 15, 2011 at Commissioner Johnston's home. As going through the shoreline draft in detail again will take considerable time, the commissioners will also have a special meeting at 7:00pm on Thursday, September 22, 2011.

Respectfully submitted,  
Angela Kulp, Deputy Town Clerk