



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

August 20, 2015

J. Johnston

Present: Chairperson Jeff Jochums, Commissioners Jan Johnston, Bennet Yen

Excused: Commissioner Paula Dix, Jeff Kendall

Staff: Planner Mona Green, Deputy Clerk Angela Kulp

Commissioner Yen called the meeting to order at 7:45pm after a quorum was secured.

Minutes: Chairperson Jochums moved to approve the July 16, 2015 minutes as written. Commissioner Yen seconded. Vote: 3 For, 0 Against. Motion carried.

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

NEW BUSINESS: Historic Preservation- Certified Local Governments (CLG's)

Planner Green reported that she and Commissioner Dix asked the Council at their July meeting about presenting the process and benefits of becoming a Certified Local Government (known as a "CLG") for the Council's consideration; the Council is interested in hearing this CLG presentation at their September meeting.

The Commissioners discussed their September Council presentation on Certified Local Governments to explain the State's Special Valuation Local Tax Incentive, which allows interested and qualified homeowners to take advantage of this property tax-reduction program if the Town has become a *Certified Local Government* (a "CLG") as the Commission is recommending to the Council. Commissioner Johnston noted Commissioner Dix is the most knowledgeable about CLG's and would be a good spokesperson for the presentation and the Commission agreed.

Commissioner Johnston moved that Commissioner Dix be the Commission's spokesperson during the Council CLG presentation, and the Commission aim for a quorum at the Council meeting to count as a regular Planning Commission meeting as well. Chairperson Jochums seconded. Vote: 3 For, 0 Against. Motion carried.

NEW BUSINESS: Zoning Code

Commissioner Johnston shared she's long been concerned about specific areas of the Zoning Code that seem to allow for larger structures than intended. Given the amount of increased construction in recent years and the current real estate climate, she wonders if now might be a good time to approach the Council about studying the Zoning Code further to focus on a smaller scale impact to the neighborhood. She gave evidence as an architect by trade, for height and façade modulation, and exceptions for

chimneys and dormers as small scale element examples that could give the appearance of smaller scaled structures on our smaller lots. Planner Green noted permeable surfaces do not count against lot coverage and changing the definition of permeable could drastically change what's allowed to be built. Chairperson Jochums argued our small lots already make building very challenging, and more restrictions would make that even more difficult. The Commissioners agreed that Commissioner Johnston had made some good points, but in requesting the Council to study the subject further, their request should keep the subject as broad as possible. Chairperson Jochums suggested a Zoning review may also include incentives and allowances to encourage certain elements, just like we need with historic homes.

Commissioner Johnston moved to request the Council's permission at their September meeting to study the Zoning Code further to fine-tune and better incentivize the construction process to reflect village values. Commissioner Yen Seconded. Vote: 3 For, 0 Against. Motion carried.

Adjourn: Commissioner Yen moved to adjourn the meeting. Chairperson Jochums seconded. Meeting adjourned at 8:34pm. Vote: 3 For, 0 Against. Motion carried.

Next Meeting: The next meeting will be during the Council presentation at Councilmember Hudson's home on Tuesday, September 8, 2015, 7:00pm.

Respectfully submitted,
Angela Kulp, Deputy Town Clerk