



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

January 19, 2017
Juhle

Present: Commissioners Hans Juhle, Paula Dix, Jeff Kendall and Aletha Howes

Excused: None

Staff: Planner Mona Green, Deputy Clerk Angela Kulp

Guests: Residents Jan Johnston, Robin Stefan, Joe McNulty and Susan Bogert

Commissioner Juhle called the meeting to order at 7:07pm. Deputy Clerk Kulp noted Chairperson Bennet Yen has resigned due to his work travel schedule. She introduced new Commissioner Aletha Howes, just confirmed by the Council to fill one of the vacancies.

MINUTES: Commissioner Kendall moved to approve the December 15, 2016 minutes as amended. Commissioner Juhle seconded. Vote: 4 For, 0 Against. Motion carried.

OLD BUSINESS: Historic Preservation

Deputy Clerk Kulp reported Clerk-Treasurer Spens has posted the ***Mission Statement*** also known as ***Home Design Guidelines*** to the *What's New* page of the Town's website, so that Commissioners can get feedback on the proposal. The Planning Commission is reminded to send someone to the Council to explain these Guidelines with the Commission's voted recommendations, and request Council action. The Council must approve the Guidelines prior to any permanent posting to the Town's website.

Deputy Clerk Kulp agreed to note the feedback opportunity in the next newsletter and Commissioner Dix agreed to explain the Guidelines to the Council at their next meeting in February. Commissioner Juhle agreed to assist Commissioner Dix in preparation as needed. Commissioner Kendall moved to request the Council take action on these ***Home Design Guidelines***, which the Planning Commission recommends be permanently posted on the Building Department page of the Town's website for anyone considering construction. Commissioner Juhle seconded. Vote: 4 For, 0 Against. Motion carried.

OLD BUSINESS: Zoning Code

Deputy Clerk Kulp distributed the drafted Zoning code amendments dated December 15, 2016, complete with a Reader's Guide. Planner Green explained this Zoning draft reflects the Town's vision and Commission discussions over the last 18 months which

tightens language for issues of concern about encouraging greenspace and minimizing mass of structures.

The public hearing opened at 7:31pm.

Resident Jan Johnston shared her support of the amendments which she helped draft during her term as commissioner that ended last month. She had an additional comment on calculating the percentage of impervious materials.

Resident Robin Stefan complimented the Commission's efforts and shared her concern about seeing more big box structures and feels these Zoning amendments may help minimize them in the future. She also shared her concern over the impervious definition and encouraged a distinction between driveways and pedestrian areas or landscaping.

Resident Joe McNulty found an inconsistency with measurements of what's allowed in the setback and the setback definition, which Planner Green corrected. He also noted installation and maintenance are big factors for a material's ability to manage water.

Resident Susan Bogert commented on her concerns about impervious recommendations and how it may impact her plans for her home on a small lot along with any unintended consequences on calculating GFAR. She requested a plate height clarification to understand how the plate height was calculated.

The public hearing closed at 7:49pm.

Commissioner Dix encouraged discussion over how to incorporate comments from the public just received. Discussion ensued on how to calculate impervious drivable areas versus pedestrian walkways and patios. The Commission settled on adding a new statement to the Zoning draft with Planner Green's assistance which exempts a small impervious area from lot coverage for pedestrian areas.

After this discussion, Commissioner Dix moved that the Planning Commission recommends the Zoning Code amendments be accepted as modified and sent to the Council for immediate action. Commissioner Howes seconded. Vote: 4 For, 0 Against. Motion carried.

NEW BUSINESS: There was no new business.

Adjourn: Commissioner Kendall moved to adjourn the meeting. Commissioner Juhle seconded. Meeting adjourned at 8:55pm. Vote: 4 For, 0 Against. Motion carried.

Next Meeting: As the Council is still confirming a Commission appointment, the next meeting will be at Commissioner Dix's home on Thursday, March 16, 2017, at 7:00pm.

Respectfully submitted,
Angela Kulp, Deputy Town Clerk