



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

February 25, 2021

Remote Meeting Via Zoom

Present: Chairperson Steve Tegeler, Commissioners Jeremy Laws, Kim Moloney, Steve Miller, Bruce Agnew

Excused: None

Staff: Deputy Clerk Angela Kulp

Guests: None

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

GENERAL ADMINISTRATIVE: Due to Commissioner Miller's ongoing meeting schedule conflict, the Commission discussed moving the regular time of all Planning Commission meetings each month on the 3rd Thursday from 7:00pm to 7:30pm. Commissioners also discussed moving the regular meeting to the 4th Thursday of the month. The Commission will meet on a special meeting date of the 4th Thursday in February due to other conflicts for their February meeting and determine at that time their decision with a vote. Commissioner Miller moved to have the regular monthly meetings held on the 4th Thursday at 7:00pm from now on. Commissioner Agnew seconded. Vote: 5 For, 0 Against. Motion carried.

MINUTES: Commissioner Agnew moved to approve the January 21, 2021 minutes as written. Commissioner Moloney seconded. Vote: 5 For, 0 Against. Motion carried.

COUNCIL UPDATE: There was no Council update.

OLD BUSINESS: There was no old business to discuss.

NEW BUSINESS: Reconstruction, Zoning

As discussion got underway, Commissioner Miller urged the commissioners to look at this as a package, with perhaps several codes that may need reviewing. He noted the importance of providing incentives to restore homes with the flexibility as needed. He noted as well that the home should fit within the remodel definition, but the inside should not matter. He included the importance of intrusions from neighbors and keeping the home more livable and retaining character. He reminded the importance of not punishing neighbors and urged 50% of structure weight to the front to encourage improvement, character, and maintenance of house by keeping the house in the same location and looking at setbacks. Commissioner Miller and Tegeler agreed when focusing on variance process and considering adding new criteria to build in incentives.

Deputy Clerk Kulp reminded the commissioners that only state criteria remains on the variance process as way to de-regulate and encourage remodels.

Commissioner Tegeler returned to what problem are we solving. In looking again at this \$500k cap, our building official says remove the dollar limit and keep the 50%. So, he pressed do doors and windows count in that 50% for how much exterior can be replaced? A discussion ensued over the line that triggers remodel vs rebuild/reconstruction. Commissioner Tegeler wondered what codes would apply in remodel vs. rebuild, in effect, what is triggered for going over the line of 50% and \$500K? Commissioner Miller wondered to maintain 50% of the exterior, what changes can be made? Does that include doors, windows, roof, siding, etc and still not exceed 50%? Deputy Clerk Kulp will ask the Town's Planner for clarification. Commissioner Tegeler also asked what happens if there is no rebuild, everything is treated as a remodel and there is no variance process?

Commissioner Laws wondered what all this means for historical homes. Commissioner Moloney was concerned about the variance process and Commissioner Agnew was surprised there were no codes to protect historical properties.

Commissioners agreed wanting clarification from our staff before continuing discussion.

Adjourn: Commissioner Miller moved to adjourn the meeting. Commissioner Laws seconded. Meeting adjourned at 8:32pm. Vote: 5 For, 0 Against. Motion carried.

Next Meeting: The next Planning Commission meeting is expected to be held remotely as before, at the new regular meeting time of 7:00pm, Thursday, March 25, 2021, on the 4th Thursday.

Respectfully submitted,
Angela Kulp, Deputy Clerk