



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

March 25, 2021

Remote Meeting Via Zoom

Present: Chair Steve Tegeler, Commissioners Jeremy Laws, Kim Moloney, and Bruce Agnew. Commissioner Steve Miller joined at 7:20 pm.

Excused: None

Staff: Clerk/Treasurer Sue Ann Spens, Temporary Deputy Clerk Addie Tych

Guests: None

Chairperson Tegeler called the meeting to order at 7:00pm.

GENERAL ADMINISTRATIVE: Addie Tych introduced herself to the Commissioners. She is filling in for Deputy Clerk Angela Kulp on a temporary basis while Ms. Kulp is on medical leave.

MINUTES: Chair Tegeler moved to approve the February 25, 2021 minutes as written. Commissioner Laws seconded. Vote: 4 For, 0 Against. Motion carried.

COUNCIL UPDATE: There was no Council update.

OLD BUSINESS:

Reconstruction, Zoning

Commissioners commented that they still have a few questions: When was the 50% rule currently in effect adopted? What is considered a change? Clerk/Treasurer Spens explained that the main reason for the distinction between remodel and reconstruction was to prevent property owners from calling a building project a remodel by leaving up one existing wall in order to avoid either building the new project in conformance with the now-current Zoning Code or obtaining a variance. In essence, it was meant to encourage a trend toward conformance over time.

It was the consensus of the Commission that eliminating a dollar threshold from the definition of reconstruction vs. remodel makes sense because construction prices are always increasing. Leaving the dollar threshold means the Planning Commission would have to revisit this amendment regularly. They also agreed that removing the dollar limit must not be done without tightening up the definitions of each term.

Commissioners shared the concern that changes to these definitions should not incentivize owners of historic homes to demolish that home and rebuild. Commissioners asked what happened with the legislation that was meant to protect the

Village's historic homes. Clerk/Treasurer Spens answered that the Council passed Ordinance 428 establishing guidelines for historic preservation in March 2017 but was unable to find Villagers interested in serving on the Beaux Arts Village Historic Preservation Commission created by the ordinance.

Commissioners would like guidance from Town Planner Stacia Schroeder about how the "50% Rule" specified in the definitions is applied and whether changes in surfaces and appearance (e.g., new windows, changes in window sizes, roof lines, siding, etc.) are included. They would also like to know more about the reason a dollar threshold was added and wondered if Ms. Schroeder could contact former Planner Mona Green for that information.

Clerk/Treasurer Spens will also do some research on changes to this metric.

NEW BUSINESS: There was no new business to discuss.

Adjourn: Chair Tegeler moved to adjourn the meeting at 8:02 pm. Commissioner Moloney seconded. Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

Next Meeting: The next Planning Commission meeting is expected to be held remotely as before at 7:00pm on Thursday, April 22, 2021.

Respectfully submitted,

Sue Ann Spens, Clerk/Treasurer

On behalf of
Angela Kulp, Deputy Clerk