



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

September 21, 2017
Moloney

Present: Chairperson Kim Moloney, Commissioners Aletha Howes, Jeff Kendall

Excused: Commissioner Hans Juhle

Staff: Planner Mona Green, Deputy Clerk Angela Kulp

Guests: Mayor Rick Leider

Chairperson Moloney called the meeting to order at 7:04pm.

MINUTES:

Commissioner Howes moved to approve the August 17, 2017 minutes as written. Chairperson Moloney seconded. Vote: 3 For, 0 Against. Motion carried.

OLD BUSINESS: Zoning Code Amendments – Council Update/Report:

Mayor Leider reported the Council has some questions for their proposed Zoning Code amendment discussion. Those written inquiries listed included:

- Understanding of the new impervious definition and the objective behind the limit of 50% along with any data behind that value.
- An explanation of 35% Lot coverage and the change to 30% for structural coverage, in understanding what issue was being solved with this change, along with any impact to the smaller lots and the minimum structure size allowed.
- Understanding the reasoning behind the interior 14' ceiling height recommended and what issue was this solving.
- Concern for other methods for mitigating lot coverage to allow for structures sited preferably to the back of their lots rather than to the front due to new impervious constraints.

Mayor Leider explained the Council also wants the Planning Commission to:

- Review the GFAR (Gross Floor Area Ratio) definition and additional clarification be provided, if warranted.

The Commissioners began answering these inquiries which Planner Green agreed to put in writing for the Council prior to their next meeting where applicable. The Commissioners noted a misunderstanding or non-issues with some of these concerns. They reiterated their review of surrounding city codes, and noted recommendations of specific ideas as reasonable to help reduce loom of new structures, encouraging green space and not overburdening the existing storm water system. The Commission also reminded that most Rights of Way between properties and the street are quite generous due to the community's single lanes, adding an additional buffer in the front. Planner

Green noted a review of the GFAR definition is a complicated, time consuming issue. Such a review is beyond the scope of the Commission's current work but will be considered as a future agenda item. Mayor Leider agreed to bring the other clarifications back to the Council and have Planner Green attend another Council meeting if needed.

Mayor Leider also updated the Commission on Council projects including landscaping the south entry and reviewing the signage on the 104th curves, along with an update of the traffic counters stationed at three village entry points.

NEW BUSINESS: Mayor Leider explained the Council wants the Planning Commission to focus next on actionable items related to Zoning for the remainder of this calendar year until complete. In addition to any discussions with the previously noted Zoning concerns, the Mayor agreed Zoning could include discussions already planned about landscaping, and then should also include the Town's concern about current lot sizes, both of which are of interest and concern to the Council. Mayor Leider gave the Commission two specific inquiries to include on the discussion of lot sizes, related to minimum lot size and detached ADU's.

Therefore the Planning Commission will drop any further discussion of Home Design Guidelines, as they are not considered actionable and the Council has no interest in discussing them. The Planning Commission will also push discussions of a CLG Commission, Bylaws, and Registry into next year, as they are not related to Zoning and the Council would prefer to complete Zoning prior to tackling the CLG details.

In preparation of the landscaping discussion next month, the Commission noted they would begin with reviewing the ROW Code and the Town's ROW planting guidelines to review run-off concerns and permit conditions.

Adjourn: Chairperson Moloney moved to adjourn the meeting. Commissioner Howes seconded. Meeting adjourned at 8:32pm. Vote: 3 For, 0 Against. Motion carried.

Next Meeting: The next regular Planning Commission meeting will be held at Commissioner Kendall's home on October 19, 2017 at 7:00pm.

Respectfully submitted,
Angela Kulp, Deputy Town Clerk