



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

#### MINUTES

November 19, 2020

Remote Via Zoom / Telephonically

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

**Excused:** None

**Staff:** Deputy Clerk Angela Kulp

**Guests:** None

Chairperson Tegeler called the meeting to order at 7:39pm.

**MINUTES:** Commissioner Moloney moved to approve the October 15, 2020 minutes as written. Chairperson Tegeler seconded. Vote: 3 For, 0 Against. Motion carried.

**COUNCIL UPDATE:** The Planning Commissioners learned the Council has an update on 5G in their approved October minutes that their 5G public hearing has been held, and final questions from the Councilmembers would be addressed by the Town attorney at their November meeting for upcoming action. Planning Commissioner Miller was able to attend their October meeting for questions. Thank you, Commissioner Miller, for your attendance!

**OLD BUSINESS:** There was no old business to discuss.

**NEW BUSINESS: Short-term rentals, e.g. Airbnb**

Deputy Clerk Kulp reported a newsletter reminder was included for feedback from residents on short-term rentals. Commissioner Moloney reported feedback was received through the Deputy Clerk from the WABA president Eugenia Yen. Commissioner Moloney reported The Western Academy of Beaux Arts wants a minimum of 3 months on a lease for any short-term rentals to be eligible for beach access of temporary membership. Commissioners all agreed this request was appropriate. Commissioner Moloney noted regulations on short-term rentals is wanted by WABA and a lot of education would be needed with property owners.

Discussion surrounded minimum stays for at least a week or two, while Commissioner Laws noted problems in Bellevue for parents renting out homes for teenagers over weekends. Commissioner Moloney focused on parking, Commissioner Miller, who joined the meeting late due to a conflict, focused on less disruption and the impacts to the community. Chairperson Tegeler urged flexibility for homeowners and less concern for duration of stay.

Consensus was reached that the Town cannot enforce WABA's rules, and must remain separate, but that the Town can perhaps require information that may be helpful to WABA. Commissioners agreed on using best practices for towns of similar sizes and amenities.

All concurred sharing a draft document would be more appropriate for receiving resident feedback than any surveys. Commissioners will bring any reasonable codes on this issue from other Towns to the Deputy Clerk to share with the Commission for discussion and feedback at our next meetings, to prepare for creating our own draft document on legislation for short-term rentals.

**NEW BUSINESS: Reconstruction - Zoning**

Deputy Clerk Kulp reported that during October's Council meeting, Clerk/Treasurer Sue Ann Spens shared some questions with the Councilmembers that Building Official Crystal Kolke raised about the Zoning Code's definition of remodel vs reconstruction, as well as Town Planner/Engineer Stacia Schroeder's feedback on the subject. At the conclusion of the Council discussion, it was the consensus of the Council that the questions warrant further review and are asking the Planning Commission to study the issue and make recommendations to the Council.

Commissioners discussed what a huge issue this is to understand the reconstruction definition and its implications and wanted more information to better understand it. There was some confusion about whether all the information had been passed on from the Building Official, which Deputy Clerk Kulp will confirm, but thought it had. She reminded the Commissioners this definition had been tackled before, but in setting a number or dollar amount, eventually it needs to be updated with current costs. Commissioner Miller who had some experience with this, explained the issue in more detail. Commissioners were reminded the Building Official could be a resource tapped for these discussions as agreed upon by the Council, but commissioners wanted to be sure they understood the issue better before inviting her to maximize her time spent. Deputy Clerk Kulp will see what else she can learn to share with the Commissioners.

**Adjourn:** Commissioner Laws moved to adjourn the meeting. Commissioner Miller seconded. Meeting adjourned at 8:17pm. Vote: 4 For, 0 Against. Motion carried.

**Next Meeting:** The next regular Planning Commission meeting is expected to be held remotely as before at a special time of 7:30pm to accommodate a quorum, on Thursday, December 17, 2020.

Respectfully submitted,  
Angela Kulp, Deputy Clerk