



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

September 18, 2008

Roberts

Present: Acting Chairperson Gordon Roberts, Commissioners Scott Harpster and Jake Donoghue.

Excused: Commissioners Karen Scott and Dennis Casey.

Staff: Deputy Town Clerk Angela Kulp and Town Planner Mona Green

Guests: Villager Jeff Jochums

Acting Chair Roberts called the meeting to order at 7:34pm.

Minutes: Commissioner Harpster moved to approve the July 17, 2008 minutes as written. Commissioner Donoghue seconded. Vote: 3 For, 0 Against, 0 Abstain. Motion carried.

NEW BUSINESS: Town ROW

At the Town Council's request, the Planning Commission is studying the Rights of Way (ROW) Use issue for a potential ordinance. In the Council's September meeting, the Council received the Commission's suggested changes to the Council's outline, but after reviewing these revisions to the ROW Use Outline, the Council decided that it would be better to have a dialog with a representative member of the Planning Commission prior to making a decision. The Council reported this would allow both groups to understand what the Council would like to accomplish with this ordinance and be sure the Planning Commission's direction fits that vision. Commissioner Donoghue volunteered to represent the Planning Commission at the Council's October meeting for said dialog.

The Commissioners then turned their focus on guest Jochums and his interest in the ROW issue. Guest Jochums shared his opinion that the existing town language and information on ROW use was found to be vague and more specific criteria would be good for neighbors working within a ROW area. Mr. Jochums went on to explain specific ROW issues he has encountered on his new construction project, and noted he is awaiting Council direction on resolution of these said ROW issues during the Council's October meeting.

Commissioner Donoghue agreed a balance needs to be found in managing Town ROW in the village, and the Council's delay gives the Commission an opportunity to look closer at all the issues. Planner Green reminded the Commission the outline from the Council give structure and lists criteria to verify for future use of the ROW. After some

discussion, the Commission encouraged Mr. Jochums to return during a public hearing with a drafted ordinance on the ROW issue for additional feedback.

OLD BUSINESS: Rebuild / Remodel Definition

Commissioner Harpster asked if raising the threshold to \$500K on these definitions would resolve our dilemma of how to encourage remodels. Planner Green shared she did not think so when a new construction project recently came in valued just above that figure. Acting Chair Roberts added the solution to this subject must be simple to measure and implement. Planner Green suggested a square footage limit would be easier to measure than a dollar limit. Commissioner Donoghue then suggested we continue to table all further discussions on this topic until the new business on the ROW is completed with the Council.

Adjourn: Commissioner Donoghue moved to adjourn the meeting and Commissioner Harpster seconded. Meeting adjourned at 8:40pm. Vote: 3 For, 0 Against, 0 Abstain. Motion carried.

Next Meeting: The next meeting is scheduled for Thursday, October 16, 2008 at 7:30pm at Commissioner Casey's home.

Respectfully submitted,

Angela Kulp
Deputy Town Clerk