



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

#### MINUTES

June 16, 2016

Dix

**Present:** Commissioners Paula Dix, Jan Johnston, Hans Juhle and Jeff Kendall

**Excused:** Chairperson Bennet Yen

**Staff:** Planner Mona Green, Deputy Clerk Angela Kulp

**Guests:** None

Commissioner Dix called the meeting to order at 7:00pm.

**MINUTES:** Commissioner Dix moved to amend the April 21, 2016 minutes to simplify the last sentence under new business as recommended by Planner Green.

Commissioner Kendall seconded. Vote: 3 For, 0 Against. Motion carried. May's meeting was canceled due to lack of quorum.

**OLD BUSINESS: Historic Preservation- Certified Local Governments (CLG's)**

Deputy Clerk Kulp distributed the drafted CLG ordinance, as edited by Planner Green. Commissioner Dix reported the State's confirmation of Beaux Arts' wording as appropriate for the CLG draft.

In discussing the edited CLG draft, Commissioner Juhle expressed concerns over a property owner's potential loss of control and the process as cumbersome with unintended consequences. He agreed the CLG's existence will raise awareness which alone is valuable, but was doubtful the process would be used very often. Commissioner Kendall concurred, and expressed confusion over who will manage the process, or from where the incentives were coming. After further clarification, Commissioner Dix agreed the CLG does add a layer to manage, but noted it will add a tax advantage for those who want to use it; without the CLG, a property owner could not pursue this advantage.

Another idea floated during the discussion was the use of voluntary deed restrictions, as the template is considered simple and straightforward. Commissioners agreed that whatever is done, having a process is a way for the town to make a statement of value for historic homes whether that process is actually used or not.

Planner Green suggested the Commission send the edited CLG back to the State's DAHP for their approval before sending to the Council. After further discussion, Commissioner Johnston moved to approve the CLG in its present form and submit to

the State for feedback. Commissioner Dix seconded. Vote: 2 For, 1 Against, 1 Abstained. Motion carried.

### **OLD BUSINESS: Zoning Code**

After some discussion over what focus on the Zoning Code would be most advantageous to meet the Town's goals, Commissioner Juhle suggested the Commission prioritize the remaining topics for urgency. With a hot real estate market and a concern over new construction, he noted that stating what the Town values in a mission statement might be quite beneficial for awareness, whether it's utilized or not. Planner Green agreed a vision or mission statement could also be helpful in a variance process. After further discussion it was noted a mission statement and the Town's housing preferences could be clarified in the Town's Comprehensive Plan or the Zoning Code. The Commissioners agreed to think about this for further discussion and focus on some Zoning details that would fit into the following categories:

- Pervious / Impervious- Commissioner Johnston noted pavers and gravel are currently classified as pervious materials for the purpose of our Zoning Code. As Planner Green pointed out, the State's stormwater manual identifies these materials as impervious, further impacting our aging stormwater system causing inconsistency and confusion. Discussion ensued over a variety of approaches. Commissioner Kendall moved to add pavers and gravel/crushed rock to the Zoning Code's impervious definition lot coverage definition. Commissioner Dix seconded. Vote 4 For, 0 Against. Motion carried. After further review, the Commissioners agreed to defer any additional discussions needed.
- Façade Modulation / Setbacks- Commissioner Johnston explained that modulating the façade of a structure within a setback will add architectural interest and break up a big expanse of wall. The Commission had previously agreed this façade modulation was much more attractive and more in keeping with small scale architectural features common in the village. Commissioner Johnston suggested additional architectural elements be added to the Zoning Code's list of allowable setback intrusions. Discussion ensued and the Commissioners agreed to defer further discussion on this topic to a future meeting.
- Height – Commissioner Johnston was very concerned about the need to minimize a vertical face and suggested to the Commission a wall plate height of 19' forcing a pitched roof to eliminate concern over flat roofs and high side walls. Commissioner Juhle suggested we leave the plate height out of it and focus on the overall front height of 20', forcing a structure to step back to reach the 30' height. Planner Green suggested a differential with the roof and discussion ensued on what a roof pitch should be, and how to measure it. Additional debate lingered on plate heights of 19' versus 20'. Deputy Clerk Kulp reminded the Commissioners that topography and landscaping influences perspective of a structure. Commissioner Johnston suggested the Commissioners review code publishing in other jurisdictions, especially over plate height, as she still sees it as a reasonable way to manage height. Commissioners agreed this discussion must be continued.
- Greenspace - After April's discussion on construction complaints, it was agreed that all unintended consequences from these complaints could be described as being related to "greenspace" in some manner. Since Planner Green had confirmed

greenspace falls into the Zoning Code discussion and does not need Council approval to discuss, the greenspace conversation is being added into the Zoning Code as old business for any future discussions needed.

- Lot Coverage / GFAR – Commissioner Johnston noted decreasing the allowable current limits will encourage greenspace on larger lots but will create a hardship for smaller lots. Consensus noted further discussion will be necessary.

**NEW BUSINESS:** There was no new business at this time.

**Adjourn:** Commissioner Juhle moved to adjourn the meeting. Commissioner Johnston seconded. Meeting adjourned at 9:44pm. Vote: 3 For, 0 Against. Motion carried.

**Next Meeting:** The next meeting will be at Commissioner Kendall's home on Thursday, July 21, 2016, 7:00pm.

Respectfully submitted,  
Angela Kulp, Deputy Town Clerk