



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

### MINUTES

November 21, 2024

Miller Residence

**Present:** Commissioners Kim Moloney, Jeremy Laws and Steve Miller

**Staff:** Deputy Clerk Addie Tych and Town Engineer Stacia Schroeder

**Guests:** Aletha Howes (Mayor of Beaux Arts), Joe Bogert (Beaux Arts resident) and Susan Bogert (Beaux Arts resident)

Commissioner Agnew called the meeting to order at 7:03 pm.

#### **PUBLIC COMMENT**

None.

#### **MINUTES**

**MOTION:** Commissioner Moloney moved to approve the October 17, 2024 minutes. Commissioner Laws seconded. Vote: 3 For, 0 Against, 0 Abstain. Motion carried.

#### **COUNCIL UPDATE**

At the end of October, Mayor Howes held an open house on middle housing. The event was a success and well attended.

#### **2025 MEETING SCHEDULE**

The Commissioners reviewed the proposed 2025 meeting schedule.

#### **PUBLIC HEARING: MIDDLE HOUSING – *for discussion***

During the 2023-24 legislative session, several bills were adopted to implement middle housing across the state. The Town has until June 2025 to adopt regulations in accordance with the new middle housing legislation. Under House Bill (HB) 1110, Beaux Arts will be required to allow 2 dwelling units per lot. The units must still comply with development standards set for individual lots, meaning that new dwellings must comply with the existing height, setbacks, and lot coverage requirements. The Town will also update regulations to comply with HB 1337, which allows for two accessory dwelling units on one lot in addition to the primary residential unit. HB 1337 also allows for unit lot subdivision. Town Engineer Schroeder noted that although HB 1337 mentions unit lot subdivision, it is not the first bill to introduce unit lot subdivision. The Town Attorney reviewed and discovered the Town's current code lot splitting code is not up to date.

Along with the middle housing code revisions, Town Engineer Schroeder compiled and included sections of the Town's code that she has discovered to be confusing or are inconsistent with other code sections.

Sections covered included definitions of “retaining wall” vs “rockery”, definitions of “impervious surface” vs “lot coverage” and gross floor area specifically how it is measured (“exterior” vs “interior”). The Planning Commission reviewed and discussed these proposed code revisions. Commissioner Miller requested to not make any changes to the impervious surface code until the Planning Commission discussed the tree code.

The Commissioners acknowledged that this middle housing update is a multi-step process. The Town will need to address the most recent legislature but there is also a need to envision and plan for the future. The Commissioners were in agreement to make any necessary code changes to meet the basic requirements of the recent legislation. Any revisions will still need to be reviewed and approved by the Council and Town has until the end of June to adopt any desired code revisions. They noted that the Town can always revisit and take up more in-depth review and discussion at any time in the future to meet the desire or changing needs of Villagers.

In keeping with envisioning the future of Beaux Arts, the Planning Commissioner briefly acknowledged other items they have plans to discuss, such as the tree code. Commissioner Moloney requested that the Council conduct a community survey to elicit the input of Villagers what items the Planning Commission should study.

The Planning Commission will continue their review and discussion on middle housing, specifically on lot subdivision at their next meeting.

COMMISSIONER MILLER OPENS PUBLIC HEARING AT 8:39 PM

*No recorded public comment was given.*

COMMISSIONER MILLER CLOSSES PUBLIC HEARING AT 8:40 PM

**Adjourn:** Commissioner Laws moved to adjourn the meeting at 8:55 pm. Commissioner Miller seconded. Vote: 3 For, 0 Against, 0 Abstain. Motion carried.

**Next Meeting:** The next meeting will be January 16<sup>th</sup>.

Respectfully submitted,

Addie Tych, Deputy Clerk