

Beverly Shores Plan Commission Minutes

May 3, 2021

1. The meeting of the Beverly Shores Plan Commission was called to order at 6:32 p.m. by virtual meeting broadcast to the public on Teams software. The public had been invited by email invitation. Members of the Plan Commission: John Blackburn, Joe Kapacinskis, Greg Lyman, Tom Weber, Donna Norkus and Larry Stanton, were all present through the virtual meeting platform. Greg Brown was not present.
2. Review of previous meeting minutes.

Minutes of the April 19, 2021 meeting were reviewed. Commissioner Blackburn moved to accept, seconded by Commissioner Kapacinskis. Roll Call vote taken, and motion passed unanimously.

3. Old Business

A. The Commission briefly discussed the follow-up to last month's presentation by the RDA for a TDD (Transit Development District) and the possible impact on the Commercial zone. The RDA will conduct future community meetings and hearings.

B. Discussion of possible changes to the Building Code and Town Code.

A discussion was held on these issues:

- i. **Building Permit Fees:** Proposal to change the building permit fees to more accurately reflect the town's cost to administer these services, these fees have not changed in many years and the fees are much lower than neighboring communities. Commissioner Norkus made a presentation concerning neighboring communities fee structure. Based upon the presentation, a majority of the Commissioners expressed an interest in changing the square footage rate to \$1.35 from the current \$0.81 rate, this change would put the Town in the average range comparing neighboring communities. Additional changes were discussed. This discussion will continue at the next meeting.
- ii. **Fences:** Proposal to limit some types of fences, i.e. barbed wire fence and discuss opacity. A discussion was held concerning redefining opacity to a minimum openness. A fence setback on a slope was also discussed.
- iii. **Steep Slope:** An extensive discussion was held on consolidating the steep slope provisions into one Section and utilizing a new approach of limiting the quantity of sand that could be removed on a steep slope.

C. The Commissioners discussed whether to initiate a Petition to amend the Town Code concerning the eight areas discussed over the last year. These subjects were raised by the Building Commissioner and the Building and Site Committee who have spent many hours discussing issues with these provisions. Commissioner Stanton moved to initiate the Petition as follows:

A Recommendation by the Beverly Shores Advisory Plan Commission to amend portions of the text of the Town Code found in Section 10.99 related to Building Permit fees.

A Petition initiated by the Beverly Shores Advisory Plan Commission to amend portions of the text of the Zoning Ordinance found Section 155, related to:

1. Procedure for obtaining a building permit and duration of the permit,
2. Building regulations including work hours,
3. Contractor registration including expanding the scope of contractors required to register and reducing the annual registration fee,
4. Changes to the Bulk requirements in the Residential District including maximum Building Height and Lot coverage,
5. Driveways including maximum width in the Residential District
6. Fences in the Residential District,
7. Steep Slope including modifications and consolidation of the provisions into a new section.

Commissioner Norkus seconded the motion. The Motion passed by unanimous roll call vote and was designated as Plan Commission Docket 21-1. The Commissioners next discussed holding a public hearing on Petition 21-1 to determine whether to recommend the amendments to the Town Council. Commissioner Webber moved to conduct a public hearing beginning at 6:30 on Monday June 28 at the Town Hall Administration Building. Commissioner Blackburn seconded the motion. The motion passed by unanimous roll call vote.

4. The next meeting date is June 7, 2021.
5. Commissioner Norkus moved to adjourn the meeting; Commissioner Weber seconded. Motion passed by unanimous roll call vote. Meeting adjourned at 8:12 pm.