

**JOINT MEETING OF THE
PLAN COMMISSION AND
ZONING BOARD OF APPEALS
January 21, 1998**

Zoning Board of Appeals Members Present: Robert McDowell, Steve Amundsen & Chairman Tom Hood

Zoning Board of Appeals Members Absent: John Marcinkus, Ed Clark & James Sula

Plan Commission Members Present: Bryan Winter, Lyle Foster, Bill Smith, Krysti Kovarik, Carl Cepon & Chairman Rudny

Plan Commission Members Absent: Steve Kaplan

Other Officials Present: Tracy Velkover, Village Planner; Jon Wildenberg, Director of Building and Zoning; and Lee Smith, Rolf Campbell & Associates

1. The meeting was called to order at 6:30 p.m.
2. Mr. Wildenberg explained the results of the priority rankings that were completed by Plan Commission and Zoning Board of Appeals members, as well as by staff.

The members requested that staff generate a list of topics which need to be addressed separately and which topics can be grouped into the same discussion. For instance, the issue of the Overlay Zoning Districts will require its own meetings, yet "business trucks on residential property" and "boat and RV parking on residential property" can be combined into the same meeting.

The members also decided that the next item that should be addressed is the Overlay Zoning Districts. The very first meeting on the Overlay Zoning Districts should be used to familiarize everyone with where the overlay districts are proposed and the goals associated with each area. This is especially important for the members of the ZBA who were not involved in the update of the Comprehensive Land Use Plan.

3. Mr. Lee Smith explained the draft lighting ordinance (see attached). He noted that the ordinance attempts to control exterior residential and non-residential lighting in the Village through the regulation of luminaire wattage, maximum illumination measured in foot-candles at the property lines and internal to the site, height of luminaires, shielding of exterior fixtures, and prohibiting certain types of lights.

Members were concerned that the draft ordinance did not regulate glare. The ordinance went so far as to define it, but did not address how to control it. They asked Mr. Smith to review other ordinances and to come up with some language to address glare. The Kennebunkport, Maine ordinance was mentioned as a model.

The members decided that for Table 1 the following changes should be made: single family and multi-family along an 80+ wide ROW should be required to secure a special use permit for 251-500 watt luminaires. For external lighting in a non-residential district, the consensus was that a special use permit should be required for 251-500 watt luminaires along a 80+ wide ROW when setback < 25 feet and a special use should be required for 251-500 watt luminaires along < 80 foot wide ROW when setback between 101 and 200 feet.

It was pointed out that Table 2 is regulating foot-candle levels and not lamp wattage. Therefore, the column showing lamp wattage is to be removed and only one row of foot-candle readings will be reflected in this table. Mr. Winter stated that the word "hours" should be added in each column where security and operation is noted. Lee Smith stated that he would change all references to commercial in Table 2 to "non-residential".

Mr. Amundsen pointed out 4 additional items in the draft ordinance that should be addressed before the next draft is generated.

4. The next meeting was scheduled for 6:30 p.m. on February 4, 1998.

The meeting was adjourned at 7:40 p.m.

Submitted by,

Tracy Velkover, Secretary
Zoning Board of Appeals &
Plan Commission