

**Planning Commission
June 2, 2010 at 3:00PM
Kiawah Island Municipal Center
Council Chambers**

Minutes

- I. Call to Order:**
- II. FOIA:** Notice of this meeting has been published and posted in accordance with the Freedom of Information Act and the Town of Kiawah Island.
- III. Roll Call:**
Present: Fred Peterson, Chairman
Andy Capelli, Vice-Chairman
Ed Dittmeier
Larry Iwan
Ron Tedesco
Peter Trees
- Also Present:** Alan Burnaford, Town Council Member
Catherine Wilson, Town Clerk
- Absent:** John Strauch
- IV. Mr. Peterson motioned without objection to add Item A, “Heath Cottage Park Report” under Section VI, “Subdivision Request.”**
- V. Approval of Minutes:**
A. May 5th Planning Commission Minutes
Mr. Capelli motioned to approve the minutes. Mr. Dittmeier seconded the motion. Mr. Capelli struck the words “it is still possible that” on page four and changed the word “when” to “that” on page five. Mr. Dittmeier asked Cathy Wilson to work with Joel Evans to clarify the correct name of the applicant and to insert the date that the attorney response letter was received on the timeline on page three. With those changes, the minutes were approved unanimously.
- VI. Subdivision Request:**
A. Conditional Plat-Parcel 23, Joel Evans Charleston County Planning
Staff received the Conditional Plat for Parcel 23 and had concerns because lateral water and sewer lines were depicted as only provided to half of the lots (odd numbers). The following language is to be added to the conditional and final plats to require the developer or property owner to install public improvements at the time of development: “Lots 112-114-116-118-120-122-124-126-128-130-132-134-136-138-140 are not being provided lateral water

and sewer lines (tap) to each lot. It shall be the responsibility of the developer and/or property owner to install all public improvements at the time of development of the above referenced lots.” Dennis Rhoad, Town Attorney, agreed that the additional language is sufficient. Once bond language has been corrected, conditional and final plats will move forward. The final plat must come before the Planning Commission.

Mr. Trees asked if a conditional plat allows lots to be sold and if the Town Ordinance prohibits a lot from being sold that does not have water and sewer. Mr. Evans stated that a conditional plat does allow a lot to be sold and that the ordinance does not prohibit the sale of lots that do not have water and/or sewer.

Mr. Dittmeier asked for bond coverage details. Mr. Evans explained that the bond covers the road and drainage but does not cover water and sewer. Staff will request that the bond also cover the lots that are depicted as having water and sewer. Town Ordinance requires that, at the time of development, lots connect to water and sewer lines if utilities are available within 600 feet. At the time of development, County permitting offices require water and sewer availability to be proven by a letter from Kiawah Island Utility.

The conditional plat was presented to the Planning Commission for information only.

VII. Old Business:

A. Comprehensive Plan Workshop

The Planning Committee discussed the process of the Comprehensive Plan Five-Year Review at length. Mr. Trees and Mr. Dittmeier will work as the Comprehensive Plan Taskforce. They will set up a meeting with County and Town staff to assign research projects and provide data to support the updated Comprehensive Plan language.

VIII. New Business:

None

IX. Correspondence:

None

X. Public Comments:

None

XI. Commissioner Comments:

Mr. Trees,

Mr. Trees stated that he appreciated Charleston County Planning staff's work on the Comprehensive Plan that was presented last meeting.

XII. Adjournment:

Mr. Capelli motioned to adjourn the meeting. Mr. Dittmeier seconded the motion. The meeting adjourned at 4:05pm.

Submitted by,

Catherine Wilson, Town Clerk

Approved by,

Fred Peterson, Chairman

Date