

**PLANNING COMMISSION MINUTES
KIAWAH ISLAND MUNICIPAL CENTER
COUNCIL CHAMBERS
March 2, 2011 3:00 P.M.**

- I. Call to Order: Mr. Peterson called the meeting to order at 3:00pm.**
- II. FOIA:** Notice of this meeting has been published and posed in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island.
- III. Roll Call:**
Present: Fred Peterson, Chairman
Larry Iwan
Andy Capelli
John Strauch
Peter Trees
Ron Tedesco
Lauren Patch
- Also Present:** Al Burnaford, Town Council
Tumiko Rucker, Town Administrator
Lakesha Shannon, Town Clerk
Frank Toland, Charleston County
- IV. Minutes:**
A. Mr. Strauch motioned to approve the minutes of the February 2, 2011 Planning Commission meeting. The motion was seconded by Mr. Tedesco. The minutes of February 2, 2011 were unanimously approved as amended.
- V. Subdivision Request:**
None
- VI. Old Business:**
A. Comprehensive Plan Scorecard Report Update
Mrs. Rucker provided an update on the Comprehensive Plan Scorecard, and stated that she has shared the Scorecard process with the Environmental Committee, the Arts Council Chairman and Town Council. Mrs. Rucker will also discuss the process with the remaining committees as they meet. Mrs. Rucker stated that a written report will be provided by each committee on a monthly basis outlining the committee's progress toward meeting the goals and objectives of the Comprehensive Plan.

Mr. Trees commented that many of the Comprehensive Plan strategies are assigned to Town Council and expressed concern with the Scorecard being shared with Council on an annual basis.

Mr. Capelli suggested that a quarterly scorecard report be provided to Town Council through the Council's liaison for each committee.

VII. New Business:

A. Planning Commission Resignation

Mr. Peterson reported that Mr. Ed Dittmeir has resigned from the Planning Commission to accept a job opportunity in North Carolina. Mr. Peterson commented that Mr. Dittmeier assisted with the Comprehensive Plan update and made many contributions during his short period of service.

B. New Planning Commission Member

Mr. Peterson stated that Mr. Lauren Patch has been appointed to the Planning Commission by Town Council. Mr. Patch will complete the term of Mr. Dittmeier which expires January 2012.

C. Cinder Creek Walk Bridge – Mr. Robbie Wall, KICA

Mr. Wall presented an overview of the proposed Cinder Creek Walk Bridge. He noted a 2008 KICA traffic study on leisure trails determined that there are significant safety issues in that area. KICA has since looked at building the proposed walk bridge to provide safe pedestrian and bike access.

Mr. Wall stated that KICA has received an OCRM Permit and ARB approval for the proposed walk bridge, which will be 600 linear feet.

Mr. Joel Evans stated that Charleston County Planning & Building must issue a permit and approve construction of the walk bridge.

Mr. Trees requested to know what will be done to address possible traffic interruptions.

Mr. Wall gave an overview of the plans to address any traffic issue during construction. He stated that all pedestrian traffic will be detoured to an alternate route. Mr. Wall noted that a detailed map of the alternate route will be provided once the route is determined. Mr. Wall stated that the projected start date for this project is April, and completion is expected around October.

Mr. Capelli requested to know why the proposed bridge construction was scheduled during the busiest season on the Island.

Mr. Wall responded that safety was considered the number one priority when scheduling the project. He also commented that traffic congestion could be a

concern if this project is started next year during the 2012 PGA Championship preparations.

Mr. Peterson suggested that Mr. Wall present the plan to address pedestrian traffic during the walk bridge construction at next month's meeting.

D. Zoning Standards for Existing Residential Districts

Mr. Lipuma addressed the Commission regarding the zoning standards for existing residential districts and referenced Article 12A of the Zoning Ordinance. He stated that it is time for the Town and the Planning Commission to pay attention to redevelopment of aging neighborhoods.

Mr. Lipuma addressed several neighborhoods of concern and asked that the Commission take a look at the areas and make a recommendation to Town Council if changes are needed.

Mr. Capelli commented that the last revision of Article 12 took into consideration the redevelopment of older neighborhoods.

Mr. Peterson suggested that the Commission look at the neighborhoods of concern and discuss further at next month's meeting.

VIII. Correspondence:

None

IX. Public Comments:

Marilyn Olson, 4985 Green Dolphin Way

Mrs. Olson commented that it would be highly beneficial to the Committee if they utilize Mr. Mark Parmar and the ARB as a resource for addressing the concerns of redevelopment in older neighborhoods.

Wendy Kulick, 38 Marsh Edge Lane

Mrs. Kulick requested to know if the Town or the Community Association has maintained a list of the number of accidents or near misses at the Cinder Creek Bridge area.

X. Commissioner Comments:

Mr. Tedesco responded to Mrs. Kulick's comment stating that he is unaware of any records that list the number of accidents or near misses at the Cinder Creek Bridge; however, there have been several observations of possible accidents in that area.

Mr. Iwan commented that the Cinder Creek Bridge area is a safety issue and the Commission should support the effort to build the proposed walk bridge.

Mr. Iwan also commented on the tremendous contributions made by Mr. Dittmeier during his term on the Planning Commission.

Mr. Iwan stated that it is appropriate for the Commission to look at the redevelopment concerns referenced by Mr. Lipuma.

Mr. Trees commented that he has worked very closely with Mr. Dittmeier during his term on the Planning Commission. He noted that Mr. Dittmeier was very careful about his work and always maintained an outstanding relationship with the Town and County staff.

Mr. Strauch also commented on the contributions of Mr. Dittmeier. Mr. Strauch echoed the safety concerns at the Cinder Creek Bridge, and added that he is especially concerned with bicycle safety in that area. Mr. Strauch also commented on the redevelopment issue presented by Mr. Lipuma.

Mr. Patch thanked the Planning Commission for the opportunity to serve as a member. Mr. Patch stated that he applauds the efforts of the proposed Cinder Creek Walk Bridge project, because he has also observed possible accidents in that area.

Mr. Peterson commented on the proposed Cinder Creek Walk Bridge and stated that the Planning Commission will work to help this project move forward as quickly as possible. Mr. Peterson thanked Mr. Lipuma for his presentation on the zoning standards in existing neighborhoods and asked that the Commission look at the neighborhoods of concern. Mr. Peterson stated that a subcommittee could be formed at next month's meeting to help address the issue.

XI. Adjournment:

Mr. Iwan made a motioned to adjourn the meeting at 3:58 p.m. Mr. Tedesco seconded the motion. The motion carried unanimously.

Submitted by,

Lakesha Y. Shannon, Town Clerk

Approved by,

Fred Peterson, Chairman

Date