

**Planning Commission
February 4, 2009; 3:00PM
Kiawah Island Municipal Center
Council Chambers**

MINUTES

I. Call to Order:

Mr. Peterson called the meeting to order at 3:00PM.

II. FOIA: Notice of this meeting has been published and posted in accordance with the South Carolina Freedom of Information Act and the requirements of the Town of Kiawah Island.

III. Roll Call:

Present: Fred Peterson
Andy Capelli
Peter Trees
Ron Tedesco
Wayne Juchatz
Larry Iwan
Joyce Neuman

Also Present: Joel Evans, Charleston County
Cathy Wilson, Town Clerk
Tumiko Rucker, Town Administrator
Alan Burnaford, Town Council Liaison

Absent: Dennis Rhoad, Town Attorney

IV. Thomas and Hutton Presentation on KI Parkway and Bike Path Project

Mr. Peterson motioned without objection to add item IV, Thomas and Hutton Presentation on KI Parkway and Bike Path Project to the agenda.

Representatives from Thomas and Hutton gave a brief presentation on the Kiawah Island Parkway and Bike Path Project.

V. Approval of Minutes:

A. Minutes of Article 12C-204 Public Hearing, October 15, 2008

Mr. Capelli motioned to approve the minutes of October 15, 2008. Mr. Juchatz seconded the motion. Mr. Tedesco struck the word “agenda” and replaced with “minutes”. With those changes, the minutes were approved unanimously.

B. Minutes of Planning Commission Meeting, December 3, 2008

Mr. Capelli motioned to approve the minutes of December 3. Mr. Juchatz seconded the motion. Mr. Capelli and Mr. Peterson made changes to the minutes. With those changes, the minutes were approved unanimously.

VI. Subdivision Request:

None

VII. Old Business:

A. Update Zoning Map Ordinance

Mr. Peterson stated that Ordinance 2009-2 was approved during the February 3, 2009 Town Council meeting.

B. Update Preliminary Plat Procedural Requirements

Mr. Peterson stated that Ordinance 2009-1 was approved during the February 3, 2009 Town Council meeting and is now in affect. Applicants are limited to one six month extension on preliminary plats.

C. Communication

Mr. Peterson stated that during a recent Town Council retreat, they requested that each Town Committee be reminded that the Chair should be the contact person with all of Town Staff for any communication items.

VII. New Business

A. Rules of Procedure Amendment

Mr. Juchatz motioned to approve the changes to the Rules of Procedure. Mr. Tedesco seconded the motion. The motion carried unanimously.

Mr. Peterson stated that the Rules of Procedure are to be updated annually according to statute and that during the February meeting, a Chairman and Vice-Chairman elected.

Mr. Capelli nominated Mr. Fred Peterson for Chairman. Mr. Trees seconded the motion. There were no other nominations. Mr. Peterson was elected as Chairman unanimously.

Mr. Peterson nominated Mr. Andy Capelli for Vice-Chairman. Mr. Juchatz seconded the motion. There were no other nominations. Mr. Capelli was elected as Vice-Chairman unanimously.

B. Five Year Comprehensive Plan Review

Mr. Peterson stated that is time to begin the Comprehensive Plan review and suggested that each Committee member take one of seven elements. Mr. Peterson asked each member to provide him with their first and second choices and during the next meeting he will announce Comprehensive Plan Review responsibilities. Mr. Peterson stated that the following two elements will be added: Transportation and Priority Investment.

C. ARB Liaison

Mr. Peterson stated that Town Council suggested that the Planning Commission have a liaison with the ARB and the Developer. Mr. Peterson and Mr. Burnaford plan on meeting with Amanda Mole, ARB, in order to discuss information sharing procedures. Mr. Peterson stated that at this time, it would be difficult to have a member of the Planning Commission attend ARB meetings due to their timing conflict with the Planning Commission's meeting schedule. Mr. Peterson stated that if anyone would like to attend an ARB meeting, Mrs. Mole would welcome their presence.

D. Kiawah Island Parkway and Bike Path Public Project Review

Mr. Evans stated that Thomas and Hutton applied for a bike path permit on January 13, 2009. The County had a formal meeting on the application on January 22, 2009. Mr. Evans stated that there were several comments to the applicants with the main comments pertaining to construction coordination with Berkeley Electric and obtaining all necessary permits from OCRM, the State, the Town of Kiawah, and Charleston County. Mr. Evans stated that this will fall under a Public Project Review as required in the SC Code and read the following excerpt, "No new street structure, utility square, park or other public way grounds open space or public buildings for any use, whether publicly or privately owned, may be constructed or authorized in the geographic area within the jurisdiction of the Planning Commission until the location, character, and the extent of such activities have been submitted to the local Planning Commission". Mr. Evans stated that Thomas and Hutton's presentation at the beginning of the meeting qualified as their presentation to the Planning Commission. There is not a public notification period required. Mr. Evans stated that the Planning Commission should look at the project in relationship to the Comprehensive Plan and submit a report on their findings. Mr. Evans stated that Mayor Wert has requested that the Planning Commission make a formal recommendation

to Town Council as to whether the Parkway Project is consistent with the Comprehensive Plan in order to move forward with the permitting process.

Mr. Peterson asked staff to review the Parkway Project concept in regards to the Comprehensive Plan and to make a recommendation to the Planning Commission during the March 2009 meeting.

Mr. Juchatz asked about the bridge design and whether it was compliant with code. Mr. Evans suggested that the applicant present a more detailed design element to the planning commission during the March meeting.

Mr. Burnaford stated that the aesthetics on the bridge and bike path will have final review and approval by KDP. Mr. Burnaford stated that he feels it would be a waste of the Planning Commission's time to develop aesthetic changes.

Mr. Evans stated that he was not suggesting that the Planning Commission disapprove of the designs but that they have an opportunity to see the design. Mr. Evans explained that the Planning Commission's main objective was to compare the project with the Comprehensive Plan while keeping public health and safety in mind. Mr. Evans noted that all permits are not required to be in place before the Planning Commission makes a recommendation to Town Council.

VIII. Correspondence:

None

IX. Public Comment:

A. Al Burnaford, 58 Salt Cedar Lane, Town of Kiawah Council

Mr. Burnaford stated that the Comprehensive Plan is a very good plan and has been applauded by the County. Mr. Burnaford wanted to let members know that they are starting with a solid document that is looked at favorably by the County.

B. Wendy Kulick, 38 Marsh Edge Lane

Mrs. Kulick asked what Zoning Map changes occurred between the first and second reading of Ordinance 2009-2 and if the Town Council requested Planning Commission input regarding the changes.

Mr. Peterson stated that Mrs. Kulick should address the questions with Town Council and that nothing came back to the Planning Commission.

X. Commissioner Comments:

Mr. Iwan asked about the Old Dock Road correspondence. Mr. Peterson stated that there has been no further response and that this item will remain on the agenda for discussion.

Mr. Capelli had no comment.

Mr. Juchatz had no comment.

Mr. Trees had no comment.

Mr. Tedesco had no comment.

Mrs. Neuman had no comment.

Mr. Peterson had no comment.

XI. Adjournment:

Mr. Juchatz motioned to adjourn the meeting at 4:04PM. Mr. Capelli seconded the motion. Motion carried unanimously.

Submitted by,

Catherine C. Wilson, Town Clerk

Approved:

Fred M. Peterson, Chair

Date: _____

CC: Planning Commission
Daniel Pennick, Charleston County Planning
Dennis Rhoad, Town Attorney
Town Council
Tumiko Rucker, Town Administrator
Joe Bunting, KICA
Amanda Mole, ARB