

**Planning Commission
March 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
William Wert, Mayor
Jimmy Dupree, Thomas and Hutton Engineering

IV. Approval of Minutes:

A. Minutes of Planning Commission Meeting, February 4, 2009

Mr. Capelli motioned to approve the Minutes of February 4, 2009. Mr. Juchatz seconded the motion. Mr. Juchatz made changes to the minutes. With those changes, the motion carried unanimously.

V. Subdivision Request:

None

VI. Old Business:

A. Kiawah Island Parkway and Bike Path Public Project Review

Mr. Peterson thanked Mrs. Rucker for preparing a memo outlining the project's consistencies with the Comprehensive Plan.

Mr. Capelli motioned to approve the Kiawah Island Parkway and Bike Path Project as consistent with the Town's Comprehensive Plan and to forward the approval to Town Council. Mr. Juchatz seconded the motion.

Mr. Peterson asked Mr. Dupree if the Planning Commission's previous concerns, regarding the bike path along the real estate office and General Store, had been addressed with the new design. Mr. Dupree stated that representatives from Thomas and Hutton had walked the bike path route and redesigned the path away from the General Store parking lot. Mr. Dupree explained that the newly designed route will run along the Parkway and cross Beachwalker at the stop sign without going through the parking lot. Mr. Dupree explained that this is the safest place for a crossing and is acceptable on all design standards. Mr. Dupree also stated that the bike path would cross at the stop sign and then head down Beachwalker before curving back up through the real estate (KDP) driveway. Committee members questioned Mr. Dupree about the reasoning for the path diverting down Beachwalker before curving back to the Parkway. Mr. Dupree stated that it was mainly for aesthetic purposes and that it is a nice area and provides a good way to pull bikes away from the Parkway traffic.

Mr. Trees and Mr. Juchatz expressed concern with vehicles that are entering the island being surprised by the sudden appearance of a biker at the corner of Beachwalker. They stated that it would be safer for the bikes to run along the Parkway instead of being rerouted down Beachwalker because vehicle drivers would have the bikers in their sight before approaching the corner of the Parkway and Beachwalker Drive. Mrs. Neuman agreed with their concerns. Mr. Dupree stated that the design team will re-walk the path and take this concern into consideration.

Mr. Trees asked if the bridge railing would transition between the bridge and the ground to stop a biker from riding into the river. Mr. Dupree replied yes and that the railings are required for transition and safety. Mr. Capelli asked if the transition railings on the bike path would be similar to the current railings on the existing bridge. Mr. Dupree replied yes and that he would be happy to provide the Planning Commission with the design once it is finished. Mr. Capelli stated that the Planning Commission should send any design or safety concerns to Town Council because they are the group charged with working with the contractor.

Mr. Evans stated that the Planning Commission's purview deals only with the project's consistency with the Comprehensive Plan. Mayor Wert noted from the audience that the Planning Commission should consider the project up to the midway point of the bridge

for consistency with the Comprehensive Plan because past that point, the project is in Charleston County's permitting jurisdiction. Mayor Wert also asked that anyone with concerns send them to Mr. Steve Orban, because he is lead Town Council representative for the project.

Mr. Trees asked that the following concerns be noted and directed to Mr. Orban's attention:

- 1) The path's location along Beachwalker Drive and the real estate office.
- 2) Transition Railings at the bridge for safety.
- 3) Bridge heights over the river for boating safety. Mr. Dupree stated that the bridges will be, at minimum, the same height over the water as the current bridge.

Mr. Trees asked if there were any inconsistencies between the project and the Comprehensive Plan. Mr. Capelli stated that based on the memo and analysis provided by Mrs. Rucker, there are no inconsistencies. Mr. Peterson stated that during the last rewrite of the Comprehensive Plan, the Town was looking forward to the Bike Path. Mr. Capelli stated that based on his experience with the Comprehensive Plan, the project is completely consistent with what the Planning Commission expected.

Mr. Peterson called for a vote on the motion. The motion carried unanimously.

VII. New Business

None

VIII. Correspondence:

None

IX. Public Comment:

None

X. Commissioner Comments:

Mr. Iwan had no comment.

Mr. Capelli thanked Mrs. Rucker for the analysis provided. He also stated that it is nice to see that new building permits have been issued for the month of February.

Mr. Juchatz thanked Mr. Joel Evans for his help on the analysis.

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 4:29PM. 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