Planning Commission
October 8, 2008; 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
Joyce Neuman
Peter Trees
Ron Tedesco
Andy Capelli
Wayne Juchatz
Larry Iwan

Also Present: Joel Evans, Charleston County
Frank Toland, Charleston County
Jennifer Werking, Charleston County
Dan Pennick, Charleston County
Cathy Wilson, Town Clerk
Tumiko Rucker, Town Administrator
Alan Burnaford, Town Council Liaison

IV. Approval of Minutes:

A. Minutes of September 10, 2008

Mr. Capelli motioned to approve the minutes of September 10, 2008. Mr. Juchatz seconded the motion. Mr. Capelli also deleted the word "Commission" and inserted the word "staff" on page 3. Mr. Peterson changed the word "engineer" to "engineering" under Item VI. With those changes, the motion carried unanimously.

V. New Business:

A. Election of Planning Commission Chairman and Vice Chairman

Mr. Peterson announced that Mr. Colvin had resigned from the Planning Commission because he is moving to Santa Fe, New Mexico as a fulltime resident. Mr. Larry Iwan was appointed by Town Council to fill Mr. Colvin's unexpired term. Mr. Peterson stated that Mr. Colvin's service will be missed. Mr. Peterson stated that a Chairman and Vice Chairman must be elected.

Mr. Capelli nominated Mr. Peterson for the position of Planning Commission Chair. Mr. Tedesco seconded the nomination. No other nominations were made. Mr. Peterson was unanimously elected as Planning Commission Chair.

Mr. Juchatz nominated Mr. Capelli for the position of Planning Commission Vice Chair. Mrs. Neuman seconded the motion. No other nominations were made. Mr. Capelli was unanimously elected as Planning Commission Vice Chair.

VI. Subdivision Request:

A. 20146-P MAJOR SUBDIVISION
Lands of Dennison A. Royal, Preliminary APPROVAL, "Ocean Oasis", Phase II-10 Lots, Phase III- 4 Lots, (Current Named "Ocean Palms") **Note:** This particular Preliminary Plat was approved by the Planning Commission on October 27, 2005

Mr. Frank Toland, Charleston County Planning Staff explained that Mr. Royal presented a letter requesting the extension of the above referenced preliminary plat. Mr. Juchatz asked if the request was timely submitted. Mr. Toland stated that the request was timely submitted as it was received by the Planning Director in December 2007.

Mr. Juchatz motioned to approve a six month extension of 20146-P Preliminary Plat. Mr. Trees seconded the motion.

Mr. Royal presented the Planning Commission with a rendering of proposed waterscapes that will be built in Ocean Oasis and discussed several architectural aspects of the project. Mr. Royal stated that due to the current economic situation he is requesting an extension of the preliminary plat approval and that the projects' infrastructures are 85-90% complete. Mr. Juchatz stated that he wanted to make it clear that this approval is for a six month extension and that no promises can be made as to receiving additional extension approvals.

After much discussion, the motion carried unanimously.

VII. Old Business:
A. Bulkhead Committee Report

Mr. Peterson presented a copy of the unapproved Bulkhead minutes for informational purposes. Mr. Peterson stated that the committee will meet with Bill Eiser, OCRM and Dennis Rhoad, Town Attorney in order to discuss the bulkheading process further. Mr. Juchatz stated that further legal advice is necessary.

VIII. Correspondence:

None

IX. Public Comment:

Mayor Wert congratulated Mr. Peterson and Mr. Capelli on their election as Chairman and Vice Chairman, respectfully.

X. Commissioner Comments:

Mr. Peterson thanked Charleston County Planning Staff for the workshop and stated that it was very useful. Mr. Peterson stated that it related directly with Kiawah Island and it will help the Commission do a better job.

Mr. Juchatz had no comment.

Mr. Capelli had no comment.

Mrs. Neuman had no comment.

Mr. Tedesco had no comment.

Mr. Trees had no comment.

Mr. Iwan had no comment.

XI. Adjournment:

Mr. Juchatz motioned to adjourn the meeting at 3:22 p.m. 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
Mayor and Town Council
Tumiko Rucker, Town Administrator
Joe Bunting, KICA
Amanda Mole, ARB