

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
April 8, 2015

The Isle of Palms Planning Commission met in the City Hall Conference Room, 1207 Palm Boulevard on April 8, 2015 at 4:30 p.m. Members attending included Ron Denton, Vince DiGangi, Richard Ferencz, Bill Mills, Lisa Safford and Noel Scott; the Director of Planning Douglas Kerr was present as well. Bev Ballow was absent. The press had been notified of the meeting and the agenda for the meeting was posted in City Hall and the Building Department to comply with the Freedom of Information Act.

Noel Scott called the meeting to order.

APPROVAL OF MINUTES

Mr. Scott explained that the next item on the agenda was the approval of the March 11th, 2015 minutes. Mr. Ferencz made a motion to approve the minutes and Ms. Safford seconded the motion. The vote was unanimous in favor of the motion.

SUBDIVISION OF 3404 HARTNETT BOULEVARD

Mr. Kerr explained that this was a request for final approval of a subdivision at 3404 Hartnett Boulevard. He stated that this request received preliminary approval in December 2014, with the stipulation that the existing structures would be brought into compliance with the setback requirements. He explained that the house has been moved to comply with the ten foot side setback requirement and the shed in the rear has been demolished.

Mr. Kerr explained that the property is currently configured as one 20,874 square foot lot and the owner is proposing to subdivide the property into two lots, with the lots measuring 10,343 square feet and 10,531 square feet. The property is located in the SR2 zoning district, which requires lots be at least 8,000 square feet in area, be at least 60 feet wide at the building line, be at least 90 feet deep, and have at least 50 feet of frontage on the street. Mr. Kerr stated that both properties would be served by public water and sewer. The sewer will be provided under the grinder pump program of the Water and Sewer Commission. The property has multiple Historic Trees, which would have to be preserved in according with the City's tree preservation ordinance. He explained that the City's staff has reviewed the plat and believes that request complies with the requirements of the ordinances and therefore recommends approval.

Mr. Mills made a motion to approve the request and Mr. Ferencz seconded the motion. The vote was unanimous in favor of the motion.

DISCUSSION OF THE TREE ORDINANCE AS IT PERTAINS TO SEPTIC SYSTEMS

Mr. Kerr explained that the packets included a revised version of the tree removal ordinance that would not require an owner that has to remove a tree due to damage to their septic system to replace the tree. He explained that the logic agreed upon at the last meeting was that if the code does not require an owner to replace a tree that is removed because of damage to a pool or a shed, it should not require an owner to replace a tree that is removed because of damage to their septic system. He added that he had included a provision that would require an owner to replace the trees, if the improvement or repair used to justify the removal of the tree is not completed within 60 days of the issuance of the tree permit.

Mr. Ferencz asked why the code is not written so an owner pays the tree replacement fee and then is issued a refund when proof is shown that the work has been completed. Mr. Kerr explained that he did not want his department to be in a position of issuing a lot of refunds as he felt it would complicate the accounting.

Mr. Denton made a motion to recommend that City Council adopt the amendment as proposed and Mr. Ferencz seconded the motion. The vote was unanimous in favor of the motion.

STATUS UPDATE ON MARINA MASTER PLAN PROJECT

Mr. Kerr explained that at the last Ways and Means meeting, the Council considered awarding the marina master plan project to ATM. He explained that the Council was split on the issue and an initial motion to award the contract failed. He explained that one of the issues of concern was that the current budget included the funding for about half of the project and therefore a future budget would have to be approved for the second half of the project. This put the City in a position of having a contract executed to perform work, but no budget in place for the second half of the project. Therefore, it was agreed by Council to put the entire amount for the plan in next year's budget.

Mr. Mills asked if the tenants of the marina had been asked to share in the cost of the marina. Mr. Kerr answered no, but this could be done. The Commission generally discussed the leases in place at the marina and asked Mr. Kerr to provide a copy of the leases and the financial statements for the marina which he agreed to do.

Mr. Scott explained that if Council does not end up funding the marina master plan, he would like the Planning Commission to work on some of the issues identified at the marina site.

STATUS UPDATE ON BEACH VISITOR PARKING

Mr. Kerr explained that the City had issued a request for bids for software vendors, which would provide the City with the information needed to develop a budget to implement a permit program for beach visitor parking. He explained that the proposals were due in the next few weeks so there would be an update at the next meeting.

MISCELLANEOUS BUSINESS

Mr. Kerr explained that at the next meeting, the Commission would be looking at the issue of parking in the GC3 district. He explained that the perception is that parking is not required on the front beach properties of the commercial district, but that it is required elsewhere, which is perceived as inequitable. He had distributed information and the Commission would be expected to discuss the issue at their next meeting.

Mr. Kerr explained that City Council had requested that a workshop be setup to meet with the Planning Commission to discuss the amendments recommended to the Comprehensive Plan. He said the date set for this meeting was April 30th at 5:30 and he asked if everyone's schedule agreed with that time, which it did.

ADJOURNMENT

With there being no further business, the meeting was adjourned at 6:25 p.m.

Respectfully submitted, Noel Scott, Chairman