



**Planning Commission**  
**3:30pm, Wednesday, July 8, 2020**  
**Virtual Meeting via Zoom call due to COVID-19 Pandemic**  
**broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

**MINUTES**

**1. Call to Order**

Present: Marty Brown, Scott Pierce, Lisa Safford, Ron Denton, William Mills, Vince DiGangi, Rick Ferencz, and Douglas Kerr, Director of Planning

**2. Approval of Previous Meeting's Minutes – June 10, 2020**

Mr. Mills made a motion to approve the minutes and Mr. Denton seconded the motion. The minutes were approved unanimously.

**3. Citizen's Comments**

Garrett Krouse, 1 Intracoastal Court, would like to know more about the waste water treatment plant going in at 41<sup>st</sup> Avenue. He expressed objections to the plant going there.

Lawrence Milley, 105 Sparrow, wanted to know why the waste water treatment plant is being moved into a neighborhood when it could be in an open field.

**4. New Business**

**A. Consider final subdivision approval 105, 107, 109 Forest Trail**

Director Kerr reviewed the timeline of events that have led up to this final subdivision approval of converting three lots into five lots. He reported that Charleston Public Works has said the subdivision meets the minimum standards for stormwater. The sewer lines have been extended and the houses removed. City staff is recommending approval with a note indicating all historical trees must be preserved in accordance with the City's tree ordinances.

**MOTION: Mr. DiGangi made a motion to approve the request for final approval as recommended by City staff with the caveat of preserving all historical trees as outlined in the City's tree ordinances. Mr. Denton seconded the motion. The motion passed unanimously.**

**B. Discuss new assignment regarding tree fund**

Director Kerr explained monies are added to the tree fund when a tree is removed from a property and cannot be fit back on the property. These monies are to be used for the beautification of public property. City Council has asked the Planning Commission for input as

to how best use these monies. Director Kerr asked the Commissioners to consider some options for further discussion at next month's meeting.

**4. Old Business**

**A. Review Comprehensive Plan: review of overall structure, review Introduction, review Natural Resources Element**

Director Kerr reviewed the timeline for the Comprehensive Plan review. Commissioners briefly discussed the most efficient approach to reviewing and revising the document. In discussing the Natural Resources element of the plan, Commissioners talked about how changes in the flood maps affect the City's CRS rating and specific strategies behind goals related to improving the flood insurance rating, water quality, and protecting the marshes and beaches. Director Kerr will speak with Chief Cornett and Council Member Smith about enforcement and measurable goals surrounding the protection of marshes, beaches, and dunes. Additional strategies in the Natural Resources element will be discussed next month along with those found in the Transportation element.

**5. Miscellaneous Business**

**A. Update on drainage planning**

Director Kerr reported the permits are in hand for the smaller projects, but City Council still needs to consider the agreement with Thomas & Hutton for administrative construction services. Commissioner comments about the bid packet for the projects should be directed to Director Kerr via email so as to not delay the process. City staff is planning a meeting with Wild Dunes to discuss the impact of the bigger project on the golf course. City staff is also working on how best to offset the environmental impacts of the bigger project.

**B. Update on MOU with Water & Sewer Commission**

Director Kerr said that he met with Water & Sewer Commission staff, and they plan to make their request for their bond approval at the next Ways & Means Committee meeting. It is also their intention to sign the MOU next week.

**C. Update on short-term rental recommendations**

Director Kerr stated the short-term rental recommendations passed First Reading at the June City Council Meeting. The Public Hearing and Second Reading of the recommendations is set for the July 28 meeting.

**7. Adjournment**

Mr. Pierce made a motion to adjourn and Mr. Denton seconded the motion. The meeting was adjourned at 6:34pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk