

MINUTES OF THE ISLE OF PALMS  
PLANNING COMMISSION MEETING  
June 14, 2017

The Isle of Palms Planning Commission met in the City Hall conference room, 1207 Palm Boulevard on June 14, 2017 at 4:30 p.m. Members attending included Richard Ferencz, Ron Denton, Vince DiGangi, Bill Mills, Lisa Safford and Noel Scott; the Director of Planning Douglas Kerr was present as well. Lewis Gregory 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.

**PUBLIC COMMENTS**

There were no public comments made.

**APPROVAL OF MINUTES**

Mr. Ferencz explained that the next item on the agenda was the approval of the May 10<sup>th</sup>, 2017 minutes. Mr. Scott made a motion to approve the minutes and Mr. Mills seconded the motion. The vote was unanimous in favor of the motion.

**DISCUSSION OF EXPANDING PUBLIC SEWER SERVICE**

Mr. Kerr explained that since the last meeting, the Commission had held an executive session regarding the potential fees associated with expanding public sewer service. He explained that the City Attorney had followed up with the Water and Sewer Commission's (IOPWSC) attorney about whether or not a bank would issue a bond if the residents tying into sewer were given a long payback time, like ten years. He said that it was the IOPWSC attorney's opinion that banks would expect customers to pay the full amount almost immediately, maybe 90 days from the date the service becomes available.

Mr. Kerr stated that he felt that with the cost of the project at \$52M and the lack of financing options, the consensus of the Commission was that an island-wide expansion of the sewer system was currently impractical. He asked if the Commission wanted to alter their recommendation to Council to not include island-wide expansion as a viable option and forward the rest of the information and recommendations onto Council.

The Commission generally agreed that their recommendation should not include island-wide expansion as a viable alternative and that it would be a good time to hold a joint meeting with the City Council to discuss the information that has been gathered and the recommendations that have been developed so far.

Ms. Tucker asked if the Commission had discussed a policy of prohibiting grinder pumps. The Commission discussed the idea and Mr. Ferencz stated that he would

consider altering the code to reduce the amount of development that could happen if a property was tied into a grinder pump. Mr. Denton stated that, if it is the policy of the IOPWSC to allow grinder pumps as a method to tie into the sewer system, it seemed odd for the City to intercede with a new requirement prohibiting grinder pumps. He stated that environmentally the sewage was getting to the same place, but it is really an administration issue of how to manage all the pumps, which is probably best handled by the IOPWSC.

Mr. Kerr asked if the Commission was ready to request a joint meeting with City Council. Mr. Ferencz asked if a presentation could be developed for the joint meeting and be available for review at the next Planning Commission meeting. Mr. Kerr stated that he could do this and the Commission could decide if they wanted to meet with City Council in July or August. The Commission agreed with this strategy.

#### **MISCELLANEOUS BUSINESS**

Mr. Scott explained that he was in the process of selling his house and moving to Georgia and this would be his last Planning Commission meeting. The Commission thanked Mr. Scott for his contributions over the years and wished him luck.

#### **ADJOURNMENT**

With there being no further business, the meeting was adjourned at 5:15 p.m.

Respectfully submitted, Richard Ferencz, Chairman