

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
April 11, 2007

The Isle of Palms Planning Commission met in the Building Department on April 11, 2007, at 4:30PM. Members attending included Barbara Bergwerf, Pat Campbell, Ron Denton, Bob Hooper, Michael Loftus, David Stevens, and Andrew Roskill; also the Director of Planning, Douglas Kerr was present. 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.

APPROVAL OF MINUTES

The next item on the agenda was the review of the minutes of the March 14th 2007 meeting. Mr. Campbell noted that the minutes did not reflect that Mr. Stevens was present at the meeting and he made a motion to approve the minutes with this amendment. The motion was seconded and the vote was unanimous in favor of the motion.

DISCUSSION WITH GEORGE GROSS- WATER AND SEWER COMMISSION

Mr. Kerr explained that at a previous meeting the group had asked to have Mr. Gross present to discuss the issues facing the Isle of Palms Water and Sewer Commission. Mr. Gross explained that the Commission has seen a large increase in the number of grinder systems in the last few years and that currently 95 systems had been authorized. He also explained that the existing sewer treatment facility was operating at about 85% of the allowable capacity, but that there was an appeal in the courts that challenged how DHEC calculated the capacity of systems and this could significantly increase the capacity of the system. He also explained that the Commission was planning on replacing the steel sewer treatment facility with a concrete structure in the next five years. The Commission generally discussed the issues facing the Water and Sewer Commission and thanked Mr. Gross for appearing.

DISCUSSION OF TREE ORDINANCE

Mr. Kerr explained that the ordinance that was distributed in the packet was drafted by the City Attorney to reflect the changes agreed on by the Commission at the previous meeting. Mr. Roskill asked Mr. Kerr if he was still concerned about the level of detail in the proposed amendment. Mr. Kerr answered that he was and suggested removing the detailed requirements of the Tree Preservation Plan from the ordinance and incorporating them into a set of guidelines that could be distributed to contractors, and adding language to the ordinance that would require an arborist to certify that a Tree Preservation Plan was adhered to during construction prior to the City issuing a Certificate of Occupancy for the project. Mr. Stevens explained that he felt this was a good approach and that as

an engineer he routinely had to certify that projects were built in accordance with the approved plans. After generally discussing the issue, Mr. Roskill made a motion to move the list of items required to be included in the Tree Preservation Plan out of the ordinance and into a published set of guidelines and to add a requirement to the code that would require a statement from an arborist prior to issuing a Certificate of Occupancy that would certify that the Tree Preservation Plan was adhered to during construction. Mr. Campbell seconded the motion and the vote was unanimous in favor of the motion.

DISCUSSION OF DEVELOPMENT STANDARDS

Mr. Loftus explained that the group has continued to work on the issues of development standards and asked Mr. Denton to review his analysis with the group. Mr. Denton explained that he took a look at the recent projects that he had been involved with that included some type of roof height deck. He distributed a page showing the comparison of deck area, total heated area and first floor living area. He explained that in comparing the size of the roof deck area with the first floor area, there were a couple of instances that had very high percentages (107%), but that most were below 30%. The group generally discussed the data and Mr. Stevens explained that he did not perceive a problem with the trends. Mr. Hooper explained that he thought it might be useful to monitor the activity during the summer months and revisit the issue in September. Mr. Roskill explained that he felt that there were differing opinions on the issue and he felt like the group was working towards a compromise that everybody could live with, but he did not see the point in postponing the discussion. Mr. Hooper made a motion to defer the discussion of roof top decks until September and Mr. Denton seconded the motion. The vote passed with a vote of five to two, with Mr. Loftus and Mr. Roskill voting against the motion.

MISCELLANEOUS BUSINESS

Mr. Hooper explained that he would present information to revisit the issues in the commercial district at the next meeting.

Mr. Kerr showed a survey showing the subdivision of a one acre tract at the entrance of Wild Dunes and he explained that he expected the subdivision to be on the agenda for the next month.

ADJOURNMENT

There being no more business, the meeting was adjourned at 6:30pm.
Respectfully submitted, Michael Loftus, Chairman.