

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
June 13, 2007

The Isle of Palms Planning Commission met in the Building Department on June 13, 2007, at 4:30PM. Members attending included Barbara Bergwerf, Ron Denton, Michael Loftus, David Stevens, and Andrew Roskill; also the Director of Planning, Douglas Kerr was present. Pat Campbell and Bob Hooper were 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.

APPROVAL OF MINUTES

The first item on the agenda was the review of the minutes of the May 9th 2007 meeting. Mr. Roskill made a motion to approve the minutes. The motion was seconded and the vote was unanimous in favor of the motion.

COMMERCIAL VEHICLE ORDINANCE DISCUSSION

Mr. Kerr explained that City Council had initiated this ordinance and that it amended an ordinance that the Planning Commission created several years earlier. He explained that the purpose of the amendment was to keep buses from parking at residences. The Commission asked if the problem was school buses or corporate-type buses. Mr. Kerr contacted the City Administrator and the Chief of Police and reported back that he believe that the ordinance was intended specifically to address school buses. Mr. Roskill made a motion to recommend approval of the change with the condition that the City Attorney clarify that corporate-type buses also be prohibited. Ms. Bergwerf seconded the motion. After deliberation Mr. Roskill withdrew the motion and Ms. Bergwerf withdrew her second.

Mr. Loftus made a motion to recommend approval of the ordinance with the condition that it be amended to prohibit all buses over 20 feet long and Ms. Bergwerf seconded the motion. Mr. Roskill explained that he felt that from a congestion standpoint it might be best to encourage larger groups to use a bus. The motion failed with a vote of one in favor (Loftus) and four against.

Mr. Denton explained that after discussing the issue, it seemed that the group generally agreed that the negative effect of having a bus at a residence is out weighed by the positive effects of minimizing traffic congestion and the visual clutter of numerous vehicles. He explained that if a team was to visit and they could not use a bus, the situation would probably result in 20 cars at a property, which is more objectionable than the bus. He made a motion to recommend disapproval of the amendment because of the negative implications of large

groups all driving individually. The motion was seconded and the vote was unanimous in favor of the motion.

DISCUSSION OF DEVELOPMENT STANDARDS- BEDROOM SIZE

Mr. Loftus explained that he wanted to propose a requirement that all bedrooms in new houses have an area of at least 150 square feet. He explained that the maximum occupancy in rental homes is dictated by the number of bedrooms and a similar bedroom size limit was tied into the short term rental ordinances proposed by the Planning Commission, but this limit was dropped because of concerns with the existing smaller rental units. Therefore, he explained, there is an incentive for owners of rental properties to build houses with small bedrooms to boost their occupancy. He explained that he is proposing to only regulate the newly constructed houses.

The Planning Commission generally discussed the pros and cons of limiting bedroom size. Mr. Kerr explained that he felt that there would be no market for a house with tiny rooms and he did not think a realistic problem existed. Mr. Loftus explained that he wanted to be proactive to keep something undesirable from happening. Mr. Denton explained that if the City did choose to restrict bedroom size, it would be very difficult to keep someone from building a study and using it as a bedroom. Mr. Loftus explained that he would like to have the Commission members give this some more thought and discuss it at a next meeting. The Commission asked that Mr. Kerr have something drafted to discuss at the next meeting.

MISCELLANEOUS BUSINESS

Mr. Kerr explained that all Commission members were required to have three hours of continuing education credit to retain their certification and distributed a schedule of meeting dates.

ADJOURNMENT

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