

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
August 8, 2007

The Isle of Palms Planning Commission met in the Building Department on August 8, 2007, at 4:30PM. Members attending included Barbara Bergwerf, Ron Denton, Michael Loftus, David Stevens, Pat Campbell and Bob Hooper; 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 first item on the agenda was the review of the minutes of the July 11th 2007 meeting. Mr. Hooper noted that there was a typographical error in the spelling of the word "development" in the section header on Page 2. Mr. Hooper made a motion to approve the minutes with the correction. The motion was seconded and the vote was unanimous in favor of the motion.

RECOMMENDATION ON NPDES AMENDMENT

Mr. Kerr explained that the National Pollutant Discharge Elimination System is a federally mandated permitting requirement that has been handed down by the State of South Carolina to local municipalities. He explained that because the City's drainage systems discharge into State and Federal waterways, the EPA requires that they be permitted. He added that the City was entering into an agreement with Charleston County to administer the program for the City, but that in order to enforce the new requirements, the City had to adopt local ordinances. He added that there was a series of about four ordinances that were being considered by the City Council, but that only one would be in the Zoning Code, which required a recommendation by the Planning Commission.

He explained that this ordinance specifically stipulated that a plat could not be approved unless it meets all NPDES requirements. The Commission generally discussed how this requirement would be implemented. Mr. Kerr explained that he typically did not put a plat on the agenda until he was satisfied that it was complete and compliant with the code and that proof of NPDES compliance would have to be submitted prior to the plat being considered by the Commission. Mr. Hooper made a motion to recommend approval of the ordinance and Mr. Campbell seconded the motion. The vote was unanimous in favor of the motion.

PUBLIC SAFETY FACILITY COMPATIBILITY WITH COMPREHENSIVE PLAN

Mr. Kerr explained that the 1994 Planning Enabling Legislation required that the Planning Commission comment on the compatibility of the proposed public safety

facility with the Comprehensive Plan. He explained the existing structure was being replaced by a larger structure that would also act as the Police Departments facility. He explained that he had reviewed and distributed what he thought were the pertinent sections of the Comprehensive Plan and he felt that the proposed location did not conflict with the Plan.

The Commission asked general questions about the conceptual design and Mr. Kerr explained that there had not been a formal architectural proposal made yet and that he felt that it would be putting the cart before the horse to get the building designed prior to the Planning Commission's review. He did show on a map the property location. Mr. Hooper explained that prior to Hugo, the Police Department and the Fire Department were in the same building and that this would be a return to their original arrangement. Mr. Loftus asked how much larger the new building would be compared to the old building. Mr. Kerr explained that he believed it would be about twice the size.

Mr. Denton explained that the Community Facilities element of the Comprehensive Plan mentions the need to improve EMS response time by locating a substation on the Island and he asked if this had been considered. Mr. Kerr explained that EMS is provided by Charleston County, and it was his understanding that the County felt that the station on Iron Bridge Road provided adequate service and at this time they were not willing to provide an additional station. Mr. Campbell explained that it was an issue of economies of scale with a station just over the connector. Mr. Campbell added that he knew that City Council had worked long and hard on numerous locations and this was the plan that they had created and he made a motion to send forward a finding that the proposed site was suitable for a public safety facility according to the Comprehensive Plan. The motion was seconded and the vote was unanimous in favor of the motion.

Mr. Kerr added that the Comprehensive Plan would have to be reviewed in 2008, so the Commission should start that process soon.

COMMERCIAL DISTRICT DISCUSSION

Mr. Hooper explained that he needed to leave shortly and asked if the Commission was opposed to pushing this discussion until the next meeting. The Commission agreed to postpone the discussion.

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MISCELLANEOUS BUSINESS

Mr. Kerr explained that all Commission members were required to have three hours of continuing education credit to retain their certification and he reminded the members that the Council of Governments was offering a number of opportunities.

ADJOURNMENT

There being no more business, the meeting was adjourned at 5:15pm.
Respectfully submitted, Michael Loftus, Chairman.