

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
January 14, 2015

The Isle of Palms Planning Commission met in the City Hall Conference Room, 1207 Palm Boulevard on January 14, 2015 at 4:30 p.m. Members attending included Bev Ballow, Ron Denton, Richard Ferencz, Bill Mills, Lisa Safford, and Noel Scott; the Director of Planning Douglas Kerr was present as well. 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.

Noel Scott called the meeting to order.

NOMINATION AND ELECTION OF CHAIRMAN AND VICE CHAIRMAN

Mr. Scott opened the floor for nominations for Chairman. Mr. Ferencz nominated Noel Scott and Mr. Denton seconded the nomination. Ms. Ballow nominated Rick Ferencz and Mr. Mills seconded the motion. With no more nominations, the vote was taken and Mr. Scott was elected with a vote of five to one.

Mr. Scott asked for nominations for Vice Chairman. Ms. Ballow nominated Mr. Ferencz and Mr. Mills seconded the nomination. With no other nominations, Mr. Ferencz was unanimously elected Vice Chairman.

APPROVAL OF MINUTES

Mr. Scott explained that the next item on the agenda was the approval of the December 10th, 2014 minutes. Mr. Ferencz made a motion to approve the minutes and Ms. Ballow seconded the motion. The vote was unanimous in favor of the motion.

STATUS UPDATE ON MARINA MASTER PLAN PROJECT

Mr. Kerr explained that at the January 12th Real Property Committee meeting of City Council the Planning Commission's recommendation to engage ATM to develop a master plan for the marina was discussed. He explained that it was his impression that City Council may be hesitant to expend the funds to complete the project, but that they had agreed to have ATM come and present their proposal at the next Real Property Committee meeting at their February 9th meeting.

Mr. Ferencz explained that he was at the meeting and he felt that the Planning Commission's work was well represented in the staff presentation, but he too felt that there was some hesitancy to spend the funds necessary to do the project. He explained that Committee members had the feeling that the City had not always received a great value for their expenditure when hiring consultants.

Mr. Denton explained that he believed that it would be unwise to continue to allow haphazard improvements to the site without some type of long range plan. Ms. Safford agreed that she felt there needed to be some direction agreed upon before more improvements are made to the site.

Mr. Mills asked about the status of the long term leases for the tenants. Mr. Kerr explained that he believed that the marina manager's lease was being drafted and should be considered soon and that at the Real Property Committee meeting, the restaurant owner explained that he too would be coming before the City to request a longer term on the lease. Mr. Mills asked if the Planning Commission could suggest that the execution of these leases be delayed until decisions were made about a long range plan for the site. Mr. Ferencz explained that he felt that the issue of longer term leases was settled and it would be futile to ask for a delay. Ms. Safford explained that she understood that the City wanted to be relieved of the day-to-day expenses associated with maintaining the site and the longer term leases would be a way to pass those expenses onto the tenants and that it would be unreasonable to expect a tenant with a short term lease to make significant improvements to the site.

Mr. Kerr explained that the issue of requesting an appraisal of the marina site was also discussed at the Real Property Committee meeting and the group decided to delay any action until decisions were made about the development of a long range plan.

MISCELLANEOUS BUSINESS

Mr. Kerr explained that the City Attorney would be present at the next meeting to give the Commission their annual legal briefing.

Mr. Ferencz stated that he was still bothered by the fact that the Planning Commission was not utilized more by City Council to work on projects. He explained that he had attended a Town of Mount Pleasant Planning Commission meeting and he was impressed with the amount of work the group was doing and the trust that the Council and the Mayor had placed in the Commission to undertake important tasks.

Ms. Safford explained that she felt that this was an issue that was outside of the Planning Commission's control and there was not a lot that the group could do to change this. Mr. Mills asked if there was a perception of why the Commission did not get more work from Council. Mr. Kerr explained that it was his impression that much of what the Planning Commission does is not implemented directly by City Council, but that some semblance of the work gets used. He stated that the issue of parking passes is a good example of the Planning Commission sending forward a recommendation and

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the final direction of Council ends up being a modified version of the original recommendation.

ADJOURNMENT

With there being no further business, the meeting was adjourned at 5:25 p.m.

Respectfully submitted, Noel Scott, Chairman