

**Planning Commission  
April 2, 2008; 3:00PM  
Kiawah Island Municipal Center  
Council Chambers**

**MINUTES**

**I. Call to Order:**

**Mr. Peterson called the meeting to order at 3:00PM.**

**II. FOIA:** Notice of this meeting has been published, posted, and faxed in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island.

**III. Roll Call:**

**Present:** Joe Colvin, Chair\*  
Fred Peterson  
Joyce Neuman  
Wayne Juchatz  
Ron Tedesco  
Andy Capelli  
Peter Trees

\* Mr. Colvin arrived after the approval of the minutes.

**Also Present:** Joel Evans, Charleston County Planning  
Cathy Wilson, Town Clerk  
Tumiko Rucker, Town Administrator

**IV. Approval of Minutes:**

A. Minutes of March 12, 2008

**Mr. Capelli motioned to approve the minutes of March 12, 2008. Mr. Juchatz seconded the motion. Mr. Juchatz and Mr. Peterson made non-substantive changes to the minutes, clarifying the speaker under Old Business, Item “B”, was Mr. Juchatz for the duration of the comments. Mr. Tedesco clarified his comment under Correspondence, Item “A” to read, “Based on previous studies by the Planning Commission, KICA has more authority on timeshare regulations than the Town”. Mr. Capelli inserted the word “not” under Correspondence, Item “A”, in order for it to read, “did *not* violate the intent of the no timeshare rule”. Mr. Peterson removed the word “approval” and inserted the word “consideration” under Old Business, Item “B”. With those changes, the minutes were approved unanimously.**

**V. Subdivision Request: Major Subdivision**

1. #21198-C Lands of Kiawah Land Development, LLC Page 1  
Conditional APPROVAL, The Settlement Phase VI  
Lots 95 thru 97, 99, 101, 103, 105, 107, & 108

Mr. Evans presented the subdivision request on behalf of Charleston County Planning. Mr. Evans stated that the subdivision request listed above meets all of the subdivision requirements for Kiawah Island and that Planning staff recommends approval.

Mr. Evans explained that irrevocable letters of credit have been posted and that the subdivision's road and drainage systems also meet the standards of the Kiawah Island Code.

Mr. Juchatz asked if dock locations were required to be noted on the plat. Mr. Colvin stated that note number nine on the map reads, "Those lots are at key location B and utilize 1000 linear feet." Mr. Colvin explained that when OCRM permits the docks they cannot exceed 1000 linear feet for the combined total of those docks. Mr. Colvin explained that for conditional plat approval the dock locations did not need to be shown on the plat.

**Mr. Capelli motioned to approve the conditional approval of the subdivision request of The Settlement Phase VI Lots 95 thru 97, 99, 101, 103, 105, 107, and 108. Mr. Juchatz seconded the motion. Motion carried unanimously.**

**Note:** Mr. Colvin noted that the Town had received a request from Mr. Ray Pantlik requesting a special meeting of the Planning Commission in order to consider the conditional approval request at a date prior to April 2, 2008. Mr. Colvin explained that Article 12 requires that the Planning Commission receive a plat at least 14 days prior to consideration. Mr. Colvin stated that 14 days after the receipt of the plat request, the earliest meeting would have been March 31, 2008. That would have been just two days prior to the regular meeting and therefore, a special meeting was not held. Mr. Colvin stated that he wanted the Commissioners to know that this consideration was reviewed and discussed with Town Council in order to assure that the Town was following the appropriate regulations.

**VI. Discussion of The Settlement Phase VII**

Mr. Evans stated that he was in receipt of a letter from Mr. Ray Pantlik requesting the withdrawal of his application for conditional approval of The Settlement, Phase VII. Mr. Evans explained that the preliminary approval will remain in affect for three years.

**Old Business:**

**A. Update of Bulkhead Request: 68 Otter Island**

Mr. Colvin stated that Mr. Robert Wall was unable to obtain the OCRM's approval prior to the April 2, 2008 meeting and requested that 68 Otter Island be placed on the May 7, 2008 agenda for consideration by the Planning Commission. (Memo attached)

**VII. New Business: None**

**A. Recognition of Jo Anne Makely**

Mr. Colvin stated that the Commission had not yet recognized the efforts of previous Chairwoman, Jo Anne Makely and that he would like to take the opportunity to do so. Mr. Colvin stated that he had spoken with the Mayor and Town Council and that they are taking steps to recognize her at their next meeting, as well.

**VIII. Correspondence: None**

**IX. Public Comment: None**

**X. Commissioner Comments:**

Mr. Trees had no comment.

Mr. Juchatz had no comment.

Mrs. Neuman had no comment.

Mr. Peterson had no comment.

Mr. Tedesco had no comment.

Mr. Capelli stated that the County planning training sessions will be held at the County training headquarters in North Charleston on April 3 and 4 and each session will count for three hours of continuing education as required by State Law. Mr. Capelli also stated that the sessions are about Low Income Housing and would be of interest because the Town will have to amend the Comprehensive Plan to include an element on Low Income Housing.

Mr. Colvin stated that the committee is required to have three hours of planning training and new members must have six hours of introductory training and encouraged all members to mark their calendars for training future sessions.

**XI. Adjournment:**

**Mr. Juchatz motioned to adjourn the meeting at 3:17 p.m. Mr. Capelli seconded the motion. Motion carried unanimously.**

**Submitted by,**

\_\_\_\_\_  
Catherine C. Wilson, Town Clerk

**Approved:**

\_\_\_\_\_  
Joe Colvin, Chair

**Date:** \_\_\_\_\_

CC: Planning Commission  
Daniel Pennick, Charleston County Planning  
Dennis Rhoad, Town Attorney  
Mayor and Town Council  
Tumiko Rucker, Town Administrator  
Joe Bunting, KICA  
Amanda Mole, ARB