



**Planning Commission Meeting
4:00pm, Wednesday, February 14, 2024
1207 Palm Boulevard, Isle of Palms, SC and
broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>**

MINUTES

1. Call to Order

Present: Sue Nagelski, Sandy Stone, David Cohen, Ron Denton, Rich Steinert, Tim Ahmuty

Absent: Jeffrey Rubin

Staff present: Director Kerr, Zoning Administrator Simms

2. Approval of minutes

Director Kerr explained that the recording of the January meeting was cut off at 48:27 and there was no recording of the meeting. The minutes will reflect that interruption. Director Kerr said that scope of work the Commission requested of Davis & Floyd in that meeting has been received.

MOTION: Ms. Nagelski made a motion to approve the minutes as amended. Mr. Stone seconded the motion. The motion passed unanimously.

3. Election of Chair and Vice Chair

Mr. Stone nominated Mr. Denton as Chair of the Planning Commission. There being no other nominations, a vote was taken with all in favor of Mr. Denton as Chair of the Planning Commission.

Ms. Nagelski nominated Mr. Cohen as Vice Chair of the Planning Commission. There being no other nominations, a vote was taken with all in favor of Mr. Cohen as Vice Chair of the Planning Commission.

Mr. Denton will serve as Chair and Mr. Cohen will serve as Vice Chair of the Planning Commission.

4. **Citizens' Comments**

Mr. Wallace Bonds spoke to the Commissioners about the proposed stormwater regulations. He would like to see stronger words used in place of “may” or “should.” He would like to see “will,” “must,” or “shall” be used in the appropriate places. He prefers the stronger wording in these regulations to prevent what happened to his property from happening to others.

Zoning Administrator Simms said he would prefer “shall” be included when discussing the submission of as-builts as that is the current administrative practice.

5. **Old Business**

Stormwater Recommendations

Director Kerr reviewed the Commission's request from the previous meeting: “We left our last meeting having had discussions with Davis & Floyd engineers about what we have in here now and we talked a little bit about the fact that the way we are currently worded we are very much letting the preconstruction conditions drive the design. We asked them to do a little bit of work in terms of trying to figure out a kind of design standard. We talked about a little bit about a 10-year storm over a longer duration or a higher storm over a shorter duration.”

He said that Davis & Floyd sees this as an additional scope to their work and have provided an estimate of \$15-\$20,000 to complete these sorts of calculations. Because that will require Council approval, he asked the Commissioners if they felt that expense was warranted or if there might be another way to come up with the standard they are seeking.

He said, “We are asking of Davis & Floyd is there kind of a magic number that we could universally apply across the island that says something to the extent like you have to retain, you have to design your drainage plan to retain the first 30 minutes of a 10-year storm, and then after that it can leave at X rate.”

After lengthy discussion of how such a calculation could be reached and parameters to consider when making such a calculation, Director Kerr said that he and Zoning Administrator Simms will try to find a civil engineer to hire for a few hours of work, including coming to the next Planning Commission meeting, to see if they can draft some simple language for a design standard that will trigger the need for a drainage plan.

6. **New Business**

7. **Miscellaneous**

The next meeting of the Planning Commission will be Wednesday, March 13, 2024 at 4:00pm.

8. Adjournment

Mr. Stone made a motion to adjourn, and Ms. Nagelski seconded the motion. The meeting was adjourned at approximately 5:33pm.

Respectfully submitted,

Nicole DeNeane
City Clerk