

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION MEETING
August 9, 2017

The Isle of Palms Planning Commission met in the City Hall conference room, 1207 Palm Boulevard on August 9, 2017 at 4:30 p.m. Members attending included Ron Denton, Vince DiGangi, Richard Ferencz, Lewis Gregory, Bill Mills and Lisa Safford; 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.

PUBLIC COMMENTS

Ms. Corrine Enright addressed the Commission and explained that she wanted to discuss the flooding and septic problems at the corner of 29th Avenue and Hartnett Boulevard. She stated that the area holds water and that it has caused her property to have septic problems for several years. She stated that she has been in contact with the Water and Sewer Commission, but that the only solution they offered was to install a \$300,000 public sewer line, which she was not willing to do. She stated that she was hopeful that some alternate methods could be identified by the Planning Commission and the City could help offset the high expense for the residents in need.

Mr. Mills asked what the Isle of Palms Water and Sewer Commission's response was to the problem. Ms. Enright answered that the Sewer Commission indicated that the City needed to adopt an ordinance requiring everyone to tie in and then, they would be able to extend the lines.

Mr. Mills asked who she spoke with at the Sewer Commission and Ms. Enright answered Ms. Champagne and her neighbor, Jay Leigh, is on the Sewer Commission.

Mr. Ferencz asked if she had investigated the option of a grinder and what she found out about this option. Ms. Enright answered that she had considered it, but it looked as though it would cost about \$20,000, which she was not willing to spend on what she saw as a temporary fix to the problem. She stated that she would rather put the money towards a good long-term solution like public sewer.

Ms. Safford asked if her neighbors would be willing to tie into the sewer line. Ms. Enright stated that she thought the line would pass by about 16 properties and she felt confident that at least some of them would be willing to tie into a new service, but that at \$300,000 it would be too expensive.

Mr. Mills asked what specifically her objection was to her septic system. Ms. Enright answered that it failed after eight years and it is \$3,000 to \$5,000 each time it fails, so it does not make economic sense to continuously re-install new systems every eight years.

APPROVAL OF MINUTES

Mr. Ferencz explained that the next item on the agenda was the approval of the July 12th, 2017 minutes. Mr. Denton made a motion to approve the minutes and Ms. Safford seconded the motion. The vote was unanimous in favor of the motion.

DISCUSSION OF EXPANDING PUBLIC SEWER SERVICE

Mr. Kerr explained that at the last meeting, the Commission reviewed the presentation for the August 15th workshop with City Council and he wanted to go back through the presentation to see if there were any other modifications that needed to be made.

Mr. Ferencz stated that he wanted to make the point to City Council that the Planning Commission wanted to continue to work on this project. He stated that with the marina, the Planning Commission got the project to a certain point and then forwarded it to the City Council and the project has morphed into something very different and the Planning Commission has had no input since the project left and he wanted to avoid this with the issue of sewer expansion.

Mr. Kerr stated that he thought this point could be made during the presentation, but that to some degree this was the way the City was set up to operate. The Planning Commission's role is advisory and when it comes time to approve and fund projects, this authority rests with the City Council. He added that he believed the Planning Commission's work of bringing ATM on board and gathering the background information was still a critical component of the that project and that the Planning Commission's work set the groundwork, even if the project has changed.

The Commission reviewed the rest of the planned presentation and made numerous suggestions to improve the presentation.

Mr. Kerr explained that there was still a little bit of uncertainty about the sequence of events in the early 90's that he was trying to clear up. He stated that he now believed that there was not a referendum on the issue expanding public sewer, but rather there was one referendum on expanding the stormwater system and a second referendum on acquiring the water and sewer system from the Beach Company. He stated that he would have this history clear before the presentation.

ADJOURNMENT

With there being no further business, the meeting was adjourned at 5:50 p.m.
Respectfully submitted, Richard Ferencz, Chairman