

# TOWN OF SEABROOK ISLAND

## Planning Commission Regular Meeting

January 11, 2023

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### MINUTES

Present: Stan Ullner (Chair), Wayne Billian (Vice Chair), Tom Hund, Jim Newton, Sharon Welch, Joe Cronin (Town Administrator), Tyler Newman (Zoning Administrator), Katharine Watkins (Town Clerk)

Absent: None.

Guests: Donny Podany and Steve Lovett from ELM | Ervin Lovett Miller.

### APPROVAL OF MINUTES

#### 1. Regular Meeting: December 14, 2022

Mr. Newton moved to approve the previous meeting minutes of December 14<sup>th</sup>; Ms. Welch seconded. All voted in favor.

The previous meeting minutes of December 14<sup>th</sup> were approved.

### OLD BUSINESS ITEMS

None.

### NEW BUSINESS ITEMS

#### 1. Swearing in of New Planning Commission Member Tom Hund

Mr. Hund was sworn in as a Planning Commissioner by Town Clerk Watkins.

#### 2. Election of Chair and Vice Chair

The Commission clarified the nomination process with regards to seniority and qualifications.

Mr. Newton moved to appoint Stan Ullner as Chair; Mr. Billian seconded.

A discussion was had on the appointment of Dr. Ullner and how previous Planning Commission Meetings were conducted.

A discussion was had on coordinating a training workshop for Planning Commission members.

A vote was taken using the original motion as follows:

Ayes:	Billian, Newton, Ullner
Nays:	Welch
Abstain:	Hund

**Stan Ullner was appointed as the Chair to the Planning Commission.**

Mr. Newton nominated Wayne Billian as Vice Chair; Dr. Ullner seconded. A vote was taken as follows:

Ayes:	Billian, Newton, Ullner
Nays:	Welch
Abstain:	Hund

**Wayne Billian was appointed as Vice-Chair to the Planning Commission.**

**3. Commercial Site Plan Review: Seabrook Island Racquet Club Phase 1 B**

Zoning Administrator Newman summarized the request by the Seabrook Island Club for the Seabrook Island Racquet Club Phase 1 B and staff's recommendations.

The Commission clarified the tree mitigation for the proposed courts, if the applicant will add overflow parking at the Racquet Club, additional bike racks, and the impact of drainage on site with the applicant, Steve Lovett.

Ms. Welch moved to approve the request by the Seabrook Island Club; Mr. Hund seconded. All voted in favor.

**The request was approved.**

**ITEMS FOR INFORMATION / DISCUSSION**

Zoning Administrator Newman noted there will be a training workshop to be combined with the Board of Zoning Appeals.

A discussion was had on the status of the MUSC project with regards to the announcement from the Town of Kiawah Island.

A discussion was had on status of the application for the potential annexation of the Andell Bluff parcel.

The Commission clarified why the round-about at the entrance of Bohicket Marina as outlined in the Town's Comprehensive Plan has not been installed with Town Administrator Cronin.

The Commission clarified if the proposed workshop would count towards the Continuing Education Credits.

**ADJOURN**

Ms. Welch moved to adjourn the meeting; Mr. Newton seconded. All voted in favor.

The meeting adjourned at 2:15PM.

Date: January 12<sup>th</sup>, 2023

Prepared by: *Katharine E. Watkins*  
Town Clerk/Treasurer