

TOWN OF SEABROOK ISLAND

Planning Commission

February 9, 2022

Virtual Meeting (Zoom)

[Watch Live Stream \(YouTube\)](#)



MINUTES

Present: Ken Ostort (Chair), Stan Ullner (Vice Chair), Wayne Billian, Jim Newton, Sharon Welch, Joe Cronin (Town Administrator), Tyler Newman (Zoning Administrator)

Absent: None.

Guests: Paul LeBlanc (Consultant from PLB Planning Group)

Acting Chairman Ostort called the meeting to order at 1:30PM and welcomed everyone in attendance. Town Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting agenda was properly posted.

APPROVAL OF MINUTES

1. Special Called Meeting: January 6th, 2022

Mr. Newton moved to approve the previous meeting minutes of January 6th, 2022; Mr. Ullner seconded. All voted in favor.

The previous meeting minutes of January 6th, 2022 were approved.

ELECTION OF OFFICERS

1. Election of Chair for 2022

Mr. Ostort moved to nominate Sharon Welch; Ms. Welch seconded.

Mr. Newton moved to nominate Stan Ullner; Mr. Billian seconded.

Town Administrator Cronin advised as two members were nominated for the position, each Commissioner shall have one vote, and state the name of the candidate they would like to appoint as Chair. The votes were taken as follows:

Ullner:	Billian, Newton, Ullner
Welch:	None.
Abstain:	Ostort
No Vote:	Welch

Stan Ullner was appointed of the Chair of the Planning Commission.

2. Election of Vice Chair for 2022

Mr. Newton moved to nominate Wayne Billian as Vice Chair; Mr. Billiam seconded. All voted in favor.

Wayne Billian was appointed as Vice Chair.

OLD BUSINESS ITEMS

Mr. Ostort updated the commission on the Camp St. Christopher temporary use request for the temporary kitchen trailer along with the refrigeration unit.

Mr. Ostort added that the temporary use permit was only valid for 60 days and discussed the process for requesting an extension process for the temporary use permit. Town Administrator Cronin and Zoning Administrator Newman clarified that each extension needed would need to be requested every 60 days since it is a temporary structure.

NEW BUSINESS ITEMS

1. Draft Development Standards Ordinance (DSO)

Planning Commissioners discussed the proposed zoning of Jenkins Point and potentially bringing this draft back to the advisory committee.

Town Administrator Cronin and Mr. LeBlanc clarified the zoning designation of Jenkins Point and what an Agricultural District allows vs. Residential District.

Mr. Billian moved to approve the draft DSO for recommendation to Town Council; Mr. Ostort seconded. A vote was taken as follows:

Ayes:	Billian, Ostort, Welch, Chairman Ullner
Abstain:	Newton

The draft DSO was approved for recommendation to Town Council.

Mr. Billian left the meeting after the vote was taken.

2. Draft Zoning Map

Planning Commissioners discussed the proposed draft zoning map.

Mr. Ostort moved to approve the draft zoning map for recommendation to Town Council; Ms. Welch seconded. All voted in favor.

The draft Zoning Map was approved for recommendation to Town Council.

ITEMS FOR INFORMATION / DISCUSSION

None.

ADJOURN

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

The meeting adjourned at 3:27PM.

Date: February 18, 2022

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