

# TOWN OF SEABROOK ISLAND

## Planning Commission Regular Meeting

November 10, 2021 – 1:30 PM



Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)

## MINUTES

Present: Ken Otstot (Chair), Stan Ullner (Arrived @ 2:17 PM), Wayne Billian, Jim Newton, Sharon Welch, Joe Cronin (Town Administrator), Tyler Newman (Zoning Administrator)

Absent: None

Guests: Mike Shuler

Chairman Otstot called the meeting to order at 1:47 PM. 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. **Regular Meeting: August 11, 2021:** Mr. Newton made a motion to approve the minutes from the August 11, 2021, meeting as submitted. Ms. Welch seconded the motion. The motion was **APPROVED** by a vote of 4-0.

### OLD BUSINESS ITEMS

*There were no Old Business Items.*

### NEW BUSINESS ITEMS

1. **Commercial Site Plan Review: Bohicket Marina Pier Replacement:** Town Administrator Cronin provided a brief overview of the request, the purpose of which was to review and approve a request from Bohicket Creek Investors LLC to repair and replace an existing marina dock and fixed pier at Bohicket Marina. The marina's owner, Mike Shuler, provided additional details about the request. Chairman Otstot opened the floor for questions.

Chairman Otstot asked whether the fuel dock would remain operational while construction takes place. Mr. Shuler responded that the fuel dock would remain open.

Ms. Welch asked whether plans were in place to contain fuel in the case of an accidental fuel line rupture. Mr. Shuler responded that a spill kit would be maintained on site and would

include absorbent pads and booms to contain any spilled fuel. He stated that there have already been two pre-construction meetings with the project team and that everyone was well-prepared in the unlikely event of an accident.

Chairman Otstot asked if new fuel pumps would be installed to allow for faster pumping capacity. Mr. Shuler responded that new fuel pumps were not part of this request but were planned for a future phase. He added that a future submittal was anticipated to include new fuel pumps and day docks.

Mr. Billian asked how this project would dovetail with what's planned for the neighboring property. Mr. Shuler stated that the dock repair is an existing need and would need to be undertaken regardless. He added that the ownership group is still refining plans for the property next door based on the new DSO. He stated that future plans would be designed to accommodate current and future needs, and that the sites would blend well together.

Mr. Newton asked about the timeframe for construction. Mr. Shuler responded that the project was expected to be completed by the end of April. Operational contingencies were also in place to manage dry stack operations during the construction period.

Chairman Otstot asked where the fuel line is located. Mr. Shuler responded that the fuel line is hung underneath the dock and will remain so in the future. During construction, the line will be held on a temporary steel structure.

Ms. Welch asked if the fuel pumps would be moved. Mr. Shuler responded that the fuel pumps would remain in the same location.

Chairman Otstot asked if the project has been approved by state and federal agencies. Mr. Shuler responded that the applicant has received permits from both SCDHEC-OCRM and the U.S. Army Corps of Engineers.

Ms. Welch asked if SCDNR was involved in the review process. Mr. Shuler responded that SCDNR does not have input on the repairs but will participate in the future phases of construction.

Mr. Shuler added that the new ownership group also plans to repair and improve the boardwalks. He added that some stabilizing has already taken place.

There being no further questions, Ms. Welch made a motion to approve the request as submitted. Mr. Newton seconded the motion. The motion was **APPROVED** by a vote of 5-0.

Noting that the current DSO requires a preliminary and final approval for commercial projects, Town Administrator Cronin recommended that members consider adopting a separate motion to accept this submittal for both preliminary and final approval. Mr. Billian made a motion to accept this submittal for both preliminary and final approval. Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 5-0.

## ITEMS FOR INFORMATION / DISCUSSION

1. **DSO Update**: Town Administrator Cronin notified members that the draft DSO was now completed and would be forwarded to the Planning Commission for review and recommendation as the project moved into the adoption phase. He recommended that a workshop be held to review the draft document sometime in December.
2. **Term Expirations**: Town Administrator Cronin reminded members that some terms would expire at the end of the year. Those who wish to be considered for reappointment should notify Town Administrator Cronin as soon as possible.
3. **In-Person Meetings**: Town Administrator Cronin inquired whether members preferred to continue meeting virtually or return to in-person meetings. He reminded members that masks are still required inside town hall. The consensus among members was to continue meeting virtually until the mask requirement is repealed for meetings inside town hall.

There being no further business, Chairman Otstot asked for a motion to adjourn. Ms. Welch made a motion to adjourn the meeting. Dr. Ullner seconded the motion. The motion was **APPROVED** by a vote of 5-0, and the meeting was adjourned at 2:51 PM.

Minutes Approved:



Joseph M. Cronin  
Town Administrator