

MINUTES
PLANNING COMMISSION - WORK SESSION
FEBRUARY 19, 2002 6:00 P.M.

MEMBERS PRESENT: Wayne Stewart, Chairman
Lamar Cole, Vice Chairman
Mike Aspinwall
Perry Fields
Hal Hart
Ann McCormick

ABSENT: Jonathan Williams

STAFF PRESENT: York Phillips, Planning Division Manager
Carolynn Segers, Planner II
Janet Loving, Admin/Recording Secretary

Chairman Stewart called the meeting to order.

At the February 5th meeting, members of the Planning Commission were appointed as committee leaders to study specific areas of the proposed ordinances as follows: (Committee leaders may select persons from the community to assist in these areas.)

Hal Hart/Site Coverage
Lamar Cole/Resort Residential
Mike Aspinwall/SSI Village Preservation District
Ann McCormick/Building Height
Perry Fields/Buffers
Jonathan Williams/Site Plans
Wayne Stewart/Trees

Chairman Stewart explained that the purpose of this work session is to discuss how the members are proceeding with the task of reviewing the proposed ordinances. He presented a list of people who have expressed an interest in serving on the various committees. It was noted that Ronnie Perry and Bobby Shupe have also offered to serve on a committee. Chairman Stewart proceeded with his specific area of the ordinance as follows:

TREES

Chairman Stewart reported that he requested staff to furnish him with ordinances from areas outside of this community. He has also retrieved information from the Internet, from staff files, and from Commissioner Fending concerning trees. One aspect that needs to be explored is the cost of replanting trees. In most cases trees have to be removed in order to build on the property. He stated that the county needs to develop a workable replanting fund. Chairman Stewart stated that he will assemble all of this information and prepare a more thorough report for the next work session.

SITE COVERAGE

Mr. Hal Hart reported that Mr. Robert Ussery and Mrs. Iris Touw have consented to serve on his committee to assist with the site coverage portion of the proposed ordinances. He stated they are still open to suggestions and would welcome additional assistance.

BUILDING HEIGHT

Ms. Ann McCormick reported that she had only been working with staff on this issue but she would like to form a committee. She stated that the first thing everyone needs to be aware of is the reason or the intent of changing the ordinances. In speaking with homeowners, business owners, architects, etc., a major reason is to preserve the character of the Island, which is a calling card for new residences and new businesses. She stated that she is in the process of contacting other communities for a comparison in her efforts.

RESORT RESIDENTIAL

Mr. Lamar Cole explained that most of the people he interviewed were more interested in seeing what happens with building height and site coverage before making any changes to the Resort Residential District. Therefore, the results of his efforts will be determined by the outcome of the other committees dealing with those two issues.

VILLAGE PRESERVATION

Mr. Mike Aspinwall stated that he has met with some village residents and staff and discussed this portion of the ordinance. During these discussions, it was thought that certain sections are not necessary, i.e., 709.6. Also, he doesn't think that the Planning Commission needs to review color samples used for the village with regard to conformity. There needs to be a better way to accomplish this. Mr. Fields commented that there needs to be a perimeter. The biggest problem would be advocating the Planning Commission's responsibility to keep the character of the zoning colors in the Preservation District. Mr. Aspinwall pointed out that they discussed having the people in the village select three shades of green or five shades of blue, etc. Afterward, staff could take care of it and not bring it forward to the Planning Commission. He stated that the Planning Commission needs to focus on the real issues in the village, i.e., the loopholes used by some of the builders.

BUFFERS

Mr. Perry Fields reported that he doesn't see the need to form a committee. He has talked extensively to developers and staff and there is no support for buffers as proposed, but buffers obviously need to be addressed because of all of the problems. He stated that he will have a list of things to start with and one of them is that the 25 ft. seems to be acceptable for most developers and for most people that he had spoken with. The 100% opacity is probably not achievable especially in winter due to expenses. They should perhaps try a 50% opacity and include that the buffer be located where any type of zoning classification touches residential. A buffer should not be along the right-of-ways or between zoning classifications. Mr. Fields suggested that buffers be made a part of the site plan, as well as part of the building permit process, which would help with enforcement in that no CO would be issued until the buffer is in place. Another problem is that there is no annual review by the staff. Code Enforcement acts on a case-by-case complaint basis. Regarding the use of a fence as a buffer, he stated that this needs to include some type of building code requirement.

Chairman Stewart asked each member to continue working with the ordinances. Another work session will be scheduled at the March 5th Planning Commission meeting.

Also during discussion, Chairman Stewart referred to a letter dated February 7th from Mr. Larry Rogers of the Environmental Protection Division of DNR regarding a "Water Resource and Wastewater Workshop" scheduled from Friday, March 29th. He stated that March 29th is a holiday. Perhaps the date, time and the location of the workshop will be confirmed by the March 5th meeting.

There being no further business to discuss, the work session adjourned at 7:00 p.m.