

MINUTES

Monday, September 12, 2016
Planning Commission Meeting
Council Chambers-Glennon Center Lower Level
7:00 p.m.

<p>1. Call to Order</p>	<p>Jerry Church, Chair, called the meeting to order.</p> <p>Present: Kathy Masters, Jerry Church, Chris Leonard, Arnold Mann, Stephen Handel, Doug Burns, Vincent DesRosiers, David O’Neal (Council Liaison) and Susan Britt (staff)</p> <p>Absent: None</p>
<p>2. Approval of Minutes a. August 8, 2016</p>	<p>Mr. Leonard made one correction on page 1 under new business. It was Mr. Mann who asked about the Open Space calculations and not Mr. Leonard.</p> <p><u>MOTION</u> Stephen Handel motioned to approve the minutes as revised to include the correction. Kathy Masters seconded.</p> <p>VOTE: Ayes, Unanimous</p>
<p>3. New Business a. Consider Approval of Preliminary Subdivision Plat for River Falls</p>	<p>Susan Britt presented the subdivision summary and Technical Team Report to the Commission and reviewed the Preliminary Plat Checklist. (attached to official record).</p> <p>Mr. Leonard asked about the location of the Tega Cay Elementary School bus access and if it pre-dated the annexation and approval of the Master Plan for the subdivision. Ms. Britt explained that the school was prior to the annexation and Master Plan and that many discussions had been held with the SCDOT regarding the location of the subdivision access. She stated that encroachment had been granted by SCDOT for the access with the condition that it be within the 15’ offset from the bus entrance as required. In addition, the SCDOT required a signal at Lakeshore Drive and Tega Cay Drive. She stated that this signal was installed and paid for by the developer.</p> <p>Mr. Leonard than asked if the development was going to occur in phases. Ms. Britt stated that the phasing plan was shown on the preliminary plat.</p>

	<p>Mr. Leonard then asked about a connection to Windhaven. Discussion then ensued as to the appropriate location for such access.</p> <p>Mr. Church then stated that he would like to see a trail connection from the amenity center to the adjacent park in Windhaven. Ms. Britt stated that the original Master Plan for the PUD did not show this connection due to the need to restrain any impact on the stream buffers. However, it would be feasible to show a potential connection from the amenity center to the adjacent park depending upon engineering that would lessen any potential impact to the streams.</p> <p>Ms. Masters questioned the side setbacks as permitted in the PUD. Ms. Britt stated that the side setback would be 5' as shown on the Master Plan and the Technical Data Sheet.</p> <p><u>MOTION</u> Chris Leonard motioned to give Conditional Approval to the Preliminary Plat for River Falls contingent upon a revised plan showing the street connection to Windhaven and the potential trail connection from the Amenity Center to the park in Windhaven. The trail connection would be dependent upon engineering approval for the stream crossing. Doug Burns seconded the motion.</p> <p>VOTE: Ayes, 6; Nays, 1 (DesRosiers) Motion Approved.</p>
<p>4. Old Business</p> <p>a. Discuss Revised Sketch Plan and Rezoning of TMS #s 644-00-00-001 from RUD in the County to R-PH in the City</p>	<p>Ms. Britt presented the revised Master Plan per the recommendations from the Commission at the August 8 meeting. She then introduced Matt Mandle and Matt Levesque from ESP Associates who gave a short presentation on the plan.</p> <p>Mr. Church suggested that the applicant consider a potential trail connection in the 40' street buffer to connect with a proposed trail on the adjacent City-owned property. Mr. Handel also suggested that a trial connection be shown at the end of the cul-de-sac.</p> <p>Mr. Burns stated that the market should support an age-targeted product in this location.</p>
<p>5. Public Comments</p>	<p>None</p>
<p>6. Council Liaison Comments</p>	<p>Mr. O'Neal asked if the regularly scheduled October meeting would be rescheduled due to it being on Columbus Day. Ms. Britt stated that this is not a City-</p>

	<p>recognized holiday and therefore the meeting would remain on its regular date.</p> <p>Mr. O’Neal whether direction for any potential changes to the Zoning Code come from the Commission or from Council. Ms. Britt explained that Council should provide direction and input to the City Manager who would then refer this to the Planning Commission.</p>
<p>7. Commissioner’s Comments</p>	<p>Mr. DesRosiers (who was not at the August Meeting) said that he did not agree with the straw poll taken at the August meeting that determined that no changes were needed at this time to the Zoning Code as it pertains to the PDD standards. He asked that Mr. O’Neal discuss this with Council.</p> <p>Mr. Mann stated that he continued to agree with the discussion and outcome of the straw poll from the August meeting. Mr. Handel agreed with Mr. Mann.</p> <p>Mr. Burns suggested that perhaps it was time to again provide some training on the duties and responsibilities of the Planning Commission. Mr. Burns also requested a map showing the cumulative active and proseed projects be distributed to the Commission. Ms. Britt stated that this map can be accessed from the City’s web page but that she would also email it to the Commission.</p>
<p>8. Chairman’s Comments</p>	<p>Mr. Church suggested that perhaps we should consider assigning particular responsibilities to individual members of the Commission for plan review such as roads, trails, setbacks. etc. Discussion on this was deferred to a future meeting.</p> <p>Mr. Church asked if the Commission would be willing to consider starting the October meeting at 6:30 pm instead of 7:00 pm. All members of the Commission agreed to 6:30 pm.</p>
<p>9. Staff Comments</p>	<p>Ms. Britt stated that a site plan had been approved for a Dairy Queen on Highway 160. She also stated that additional new businesses where being considered in Stonecrest.</p>
<p>10.Adjournment</p>	<p><u>MOTION</u> Kathy Masters motioned to adjourn. Mr. Handel seconded.</p> <p>VOTES: AYES Unanimous</p>