

# PLANNING COMMISSION MEETING

Kiawah Island Municipal Center

April 2, 2025, 2:00 pm

## Minutes

I. **Call to Order:** *Ms. Hennessy called the meeting to order at 2:00 pm.*

II. **Roll Call:**

**Present:** Joanne Hennessy, *Chairman*  
Larry Iwan, *Vice-Chairman*  
Gene Babinec  
John Connolly  
Sandy Devine  
Maribeth Schmersal  
Rob Ryan

**Also Present:** John Taylor, Jr., *Planning Manager*  
Daniel Vincent, *Planner 1*  
Patea St. John, *Landscape and Tree Preservation Specialist*

III. **Approval of Minutes:**

A. Planning Commission Meeting Minutes of March 5, 2025

*Ms. Schmersal made a motion to approve the minutes of the March 5<sup>th</sup> 2025, Planning Commission meeting. Mr. Babinec seconded the motion, and it was approved with 5 to 0 vote and Mr. Connelly and Mr. Ryan abstaining.*

IV. **Public Comments:** *(Agenda Items Only)*

Mr. Permar, 81 Dungannon Hall, inquired if there is a draft document for the Kiawah Next available for public review and what is the proposed date for the workshop to review the Kiawah Next document?

Ms. Hennessy stated the current document is a work in progress but there will be a document available for the April 14<sup>th</sup> workshop.

V. **Old Business**

A. **KiawahNext Update**

1) **Comprehensive Plan Update:**

Ms. Hennessy noted that this comprehensive plan has been in the works for some time and is excited to be working with this Planning Commission to make some changes for clarity purposes and Ms. Devine will be leading this effort.

Ms. Devine and Mr. Taylor discussed the plan's structure, emphasizing the need for an executive summary and a Kiawah by the numbers section, pulling out significant data points throughout the document. Ms. Devine suggested focusing on 3-4 strategic themes – resiliency, planned development, visitor engagement and infrastructure.

Ms. Devine suggested extracting objectives and strategies from the current sections and organizing them into the new themes.

Ms. Hennessy notes that they will keep the required 10 elements, plus the governance



*Mr. Iwan made a motion to approve the Final Plat for SBD 25-000005 with conditions as noted. Ms. Schmersal seconded the motion and the motion was approved unanimously.*

**VII. Correspondence/Staff Comments**

Mr. Taylor provided the Planning Commission with project updates and noted that three of the ordinances that had Planning Commission recommendations were approved by Town Council on first reading with some changes to be expected to clarify ordinance intent. The Resiliency committee held their first meeting and staff is currently working with the Infrastructure Public Works Committee on revising Cell phone tower regulations.

Ms. Hennessy discussed the need for updated cell phone tower regulation and the importance of the tower heights in providing better service.

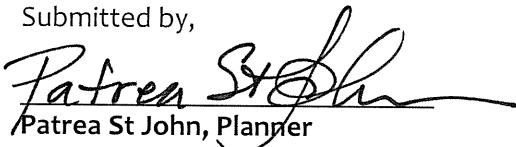
**VIII. Public Comments: none**

**IX. Commissioner Comments: none**

**X. Adjournment**

*Mr. Babinec made a motion to adjourn the meeting. Ms. Schmersal seconded the motion. The motion was approved unanimously at 3:26 pm.*

Submitted by,

  
Patrea St John, Planner

6/5/2025  
Date