

**TOWN OF BLUFFTON PLANNING COMMISSION**  
**Large Meeting Room, Bluffton Town Hall**  
**Wednesday, August 24, 2016, Minutes**

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Present: Josh Tiller, Chair; Terry Hannock, Vice Chair; Amanda Jackson; Trey Griffin; Dan Keefer; Ronald Williams

Absent: Sean Congleton

Staff: Heather Colin, Director of Growth Management; Erin Schumacher, Senior Planner; Katie Peterson, Planning Assistant; Rocio Rexrode, Growth Management Coordinator

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**I. CALL TO ORDER**

Tiller called the meeting to order at 6:02 p.m.

**II. ROLL CALL**

**III. NOTICE REGARDING ADJOURNMENT**

The Planning Commission will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Commission Members.

**IV. NOTICE REGARDING PUBLIC COMMENTS**

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. **UNLESS OTHERWISE AMENDED BY THE PLANNING COMMISSION, COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

**V. ADOPTION OF THE AGENDA**

Griffin made a motion to approve the August 24, 2016, Planning Commission meeting agenda. Williams seconded the motion. All were in favor and the motion passed.

**VI. ADOPTION OF MINUTES**

Williams made a motion to approve the July 27, 2016, Planning Commission meeting minutes. Keefer seconded the motion. All were in favor and the motion passed.

**VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

There were no Public Comments.

**VIII. OLD BUSINESS**

There was no Old Business.

## IX. NEW BUSINESS

### 1. FOR ACTION

- A. Certificate of Appropriateness.** The Applicant, Michael Kronimus on behalf of B2K, LLC, requests a Certificate of Appropriateness for the approval of a two story mixed use commercial structure of approximately 5,000 SF on the property located at 7 Johnston Way within the Bluffton Village Development, and zoned Bluffton Village PUD. (COFA-08-16-9998)

Schumacher presented.

Mr. Michael Kronimus was present to answer questions.

The Commission expressed concern about the design of the structure and there was an extensive conversation regarding how the revisions to improve the appearance of the building to be in conformance with the regulating documents would impact that design.

There was a consensus to hold a special meeting to give the applicant the opportunity to revise the plans and provide additional information.

Keefer made a motion to table the application to allow the Applicant to provide additional information or revisions to the following comments:

1. Per Section 5.15.9.C.4. of the TOB-ZO, the Planning Commission must make a determination on the appropriateness of the architectural feature that exceeds the 45 foot maximum permitted height.
2. Per Section 5.8.7.E.5. of the Bluffton Village Master Plan, Planning Commission must make a determination on the appropriateness of permitting deviations from the design standard outlined in the Bluffton Village Architectural Design Guidelines to permit the following:
  - i. Exceeding the maximum building height allowance of 35 feet to allow for the proposed building of 43 feet in height.
  - ii. A deviation from the minimum depth permitted for Porches/Colonnades/ Arcades of 8 feet clear to the proposed 6 feet clear.
  - iii. A deviation to allow the stucco surfaces to be tabby rather than the fine or medium sand float finish that is permitted.
  - iv. A deviation to allow the columns spacing to exceed the standard of "no farther apart than they are tall" on the elevation noted as West Elevation.
3. Rotate the roof
4. Add windows on the first floor
5. Change out some trees
6. Adjust the mullion

Jackson seconded the motion. All were in favor and the motion passed.

**X. DISCUSSION**

1. **Growth Management Monthly Update.** A review of the monthly Growth Management activities.

**XI. ADJOURNMENT**

The August 24, 2016, Planning Commission meeting adjourned at 8:00 p.m.

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