



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Minutes - Final Planning Commission

*The times are estimated, but public hearings will not commence prior to
the time stated*

Tuesday, September 14, 2021

9:00 AM

City Hall

1. Call To Order

The meeting convened at 9:00 a.m.

2. Pledge of Allegiance (Commissioner Storjohann)

Commissioner Storjohann led the Pledge of Allegiance.

3. Roll Call

Present: 5 - Vice Chair Roger Grogman, Commissioner Eric Pfeifer, Commissioner Karen Storjohann,
Commissioner Ty Symroski, and Commissioner Laura DeBruce

Absent: 2 - Commissioner Matthew Kirchner, and Commissioner Paul Nichols

a. Motion to excuse absent member(s): Commissioner Nichols

**Vice Chair Pfeifer moved, seconded by Commissioner Symroski to excuse Commissioner
Nichols and Commissioner Kirchner. The motion carried.**

Excused: 2 - Commissioner Kirchner, and Commissioner Nichols

4. Public Comments for Items Not Appearing on the Agenda

There were no public comments from the audience.

5. City Council Liaison Report

Mayor Smith gave a brief report regarding the City Council meetings:

August 24, 2021:

- 3 public hearings, passed ordinances for:
 - * Ordinance 005 - Regarding elevation for mobile homes
 - * Ordinance 006 - Bailey Center planned unit development (PUD)
 - * Ordinance 004 - Gas Powered Leaf Blowers prohibition effective December 31, 2022
- Approval of an agreement with the State of Florida Emergency Management for disbursement of funds related to the American Rescue Act) Coronavirus local physical recovery fund) in the amount of approximately \$3.7 million
- Approved placement of 14 R1-6 paddle signs in specified crosswalk locations on the Island

- Preliminary budget discussions

September 13 regular meeting:

- First Reading of Ordinance 21-007 for Bonus Outdoor Seating
- Ratified Liaison position for Island Seniors Board
- Passed Resolution 21-065 with 1% increase in sewer rates
- City Manager Search Update
 - * 96 applications received
 - * Special meeting on September 15 to move five candidates to the finalist positions
 - * Calendar for future events for the finalists is on the City website
- COVID discussions regarding vaccine varification for employees, incentive pay for verified employees through October 31, continued mask usage
- Architectural Engineering Design for 2475 Library Way awarded to Amy Nowacki
- Approved contract with Management Advisory Group International for classification and benefits survey to include pay structure for the whole city and compression
- Discussion regarding Legislative priorities
- Resolution 21-072 adopted for the administrative policies, procedures, and deadlines for long form application submission

First Budget Hearing

- Adopted millage rate of 1.8922 via Resolution 21-077
- Adopted FY22 tentative budget via Resolution 21-078

Currently in good shape with a conservative budget and the final budget hearing is scheduled for September 27, 2021 at 5:01 pm.

6. Consent Agenda

a. Approval of the August 10, 2021 Minutes

Discussion ensued regarding clarifying the summary on page 9, second paragraph, first comment regarding money driven or planning driven. Further discussion regarding clarification on page 9 in the sixth paragraph (second to last). Discussion then turned to staff modifying and clarifying the minutes and bringing back for approval. Attorney Agnew spoke to the modifications being pointed out when brought back for approval at the next meeting.

Commissioner Symroski moved, seconded by Commissioner Storjohann directing staff to make modifications and clarifications as requested by Commission and bring back at the next meeting for adoption. The motion carried.

7. Public Hearings:

a. Consideration of an application filed pursuant to Land Development Code Section 82-138, Application and hearing, for a **Variance** to Land Development Code Chapter 126, Article XIV,

Division 2, Subdivision II - Accessory Marine Structures, Section 126-875 Waterward Extension, to allow for a the construction of a new boat dock and boat lift to exceed the maximum permitted waterward extension limit (i.e., more than the maximum allowed 20 percent width of the waterway) as measured from the approximate mean high water line of the abutting man-made canal, accessory to a vacant residential parcel of land located at 5821 Pine Tree Drive (Lots 8B + 9B, Castaway Estates Unrecorded Subdivision - tax parcel No. 11-46-21-T3-00900.008B). The application is submitted by SteMic Marine Construction on behalf of property owners James A. + Deborah N. Fowler.

Application No. 21-12890V

Community Services Director Keith Williams read into record the description of Application 21-12890V.

Chair Grogman spoke to Commissioners receiving notice from Stemic Marine that no representative would be in attendance for the hearing and that the conditions had been reviewed with the owners and are acceptable if the variance is approved.

The Commissioners were polled for site visits, ex-parte communications, and conflict:

- Chair Grogman	Site Visit	No Ex-parte	No Conflict
- Vice Chair Pfeifer	Site Visit	No Ex-parte	No Conflict
- Commissioner DeBruce	Site Visit	No Ex-parte	No Conflict
- Commissioner Storjohann	Site Visit	No Ex-parte	No Conflict
- Commissioner Symroski	Site Visit	No Ex-parte	No Conflict

By motion and second Commissioner Nichols and Commissioner Kirchner were excused from the meeting.

Anna Hicks, Acting City Clerk, swore in the following:

- Josh Ooyman, City of Sanibel, Planner
- Keith Williams, City of Sanibel, Community Services Director
- Arnold Thibault, Property Owner 5850 Sanibel Captiva Road
- Dana Dettmar, City of Sanibel, Natural Resources Department

Planner Josh Ooyman gave a summary of the variance stating the applicant proposes to remove an existing boat dock and construct a new dock and lift on a vacant residential parcel abutting a human-made Castaway Estates neighborhood canal. Mr. Ooyman noted the attachments include A) Variance Application and Applicant's Response to Variance Standards, B) Site Location Map and Aerial Photographs, C) Survey, D) Existing Dock Layout, E) Proposed Dock & Lift Plans, and F) Natural Resources Memorandum.

Mr. Ooyman spoke to the vacant parcel having approximately 191 feet of heavily vegetated shoreline with an existing T-shaped boat dock which was permitted in 1991 approximately 40-feet from the eastern side property line. The applicant proposes to demolish the existing boat dock and construct a new dock with finger pier and boat

lift. The proposed plans depict the location and placement within the same relative footprint as the existing dock and situated so that a vessel would moor parallel to the shoreline.

To accommodate the proposed dock and boat lift, the applicant requests a variance to the maximum permitted waterward extension - to extend an additional 9 feet beyond the 20 percent limit, for a total waterward extension of 26 feet. Aside from the requested variance, the proposed dock and lift meet all other accessory marine structure standards of the Land Development Code, including maximum dock area, side setbacks, and maximum dock width). Although not located equidistant from side property lines, the proposed dock conforms to enhanced side property line setbacks required by the Sanibel Code for structures not located equidistant from both side property lines. A vessel secured in the proposed boat lift would not extend across any extended side property lines and would extend the same distance into the canal as a vessel moored at the existing boat dock.

Natural Resources Department Staff conducted a site inspection to evaluate the natural resource-related impacts of the subject variance application and commented that the subject human-made canal contains no seagrasses, oysters, or other protected marine organisms in the proposed dock and lift area. The applicant's list of anticipated mangrove impacts was reviewed, and Natural Resources Staff noted no recommended revisions to the proposed plans to preserve mangroves. Mr. Ooyman stated the existing dock is currently unusable due to the existing mangrove vegetation, and the proposed plans represent no more impact to mangroves than what is required to utilize the existing dock. Natural Resources does not have any objection to the proposed variance.

To date, staff has received no public comments pertaining to the variance request.

If the Planning Commission finds that the application meets the seven variance standards, then Staff recommends the 11 Conditions listed in the staff report be included in approval of the variance and implementation development permit.

Mr. Ooyman read into record a portion of the letter submitted by the applicant, Mike Jones of Stemic Marine, quoting, "I have read through the report and, on behalf of the Fowlers, agree to the eleven conditions listed with comments concerning condition #2. I would like to encourage the Planning Commission to allow the 4' width of the terminal platform instead of reducing it to 3', due to safety concerns of the owners. Small children and, occasionally, elderly adults will be using the dock. The extra 1' of width give a little more room for people to move around the dock without the danger of falling into the canal."

Discussion ensued regarding the subject parcel and adjacent parcel across the canal

having not had regular mangrove trimming and there being minimal offset between the opposing docks. Mr. Ooyman spoke to the proposed dock being offset to maintain navigational area and utilizing the existing path for access. Dana Dettmar, Natural Resources Department, spoke to the Sanibel Code not requiring property owners to trim mangroves, however, there are parameters for property owners to trim for navigational purposes.

Continued discussion ensued regarding a 30-foot navigational boat path between the docks being adequate and navigable, the proposed dock and lift being essentially in the same footprint as the existing dock, the existing dock is conforming to current standards, and the proposed lift would be in the existing footprint. Ms. Dettmar spoke to Natural Resources Staff generally being more supportive of applications utilizing the existing footprint as it reduces impact to mangroves.

Commission inquired if the property owners could trim further to which Ms. Dettmar stated was not possible due to the mangrove shoreline abutting the existing dock and there would additionally be impact to mangroves on the landward side of the dock which staff would not support.

Further discussion ensued regarding condition 4 of the staff report authorizing trimming that would address the expressed concerns. Additionally, if approved would the width be 3-feet or 4-feet to which Mr. Ooyman stated would be at the discretion of the Commission and that 3-feet is the minimum. Commission inquired if approved as written if it would be a 3- or 4-foot width.

Acting City Clerk Hicks swore in Planning Supervisor Craig Chandler who spoke to the Code having a minimum standard of 3-feet and that Staff analyzes based on the current code, in so doing, Staff continues to point out when an application requests a 4-foot minimum.

Attorney Agnew spoke to the conditions stating compliance with the site plan subject to revision of the dock width from 4-feet to 3-feet. If approved with the proposed conditions, it would reduce the width to 3-feet so any motion for approval would need to have a revision that allows the request to stand at 4-feet. Discussion ensued regarding the 3-feet being a minimum not a maximum to which Attorney Agnew noted the code states the minimum is 3-feet but not the maximum. The variance standards require minimum necessary, but Commission could find for safety related reasons the minimum necessary is 4-feet.

Commission inquired if a home was being built on the parcel to which Mr. Ooyman was not aware. Discussion ensued regarding requiring a ladder on the dock, appreciate seeing the requirement for removal of exotics, recommend removal of the large Australian Pines while the property is vacant, and ensure any driveway installed

is compliant with regulations.

Public Comment:

- Arnold Thibault - adjacent property owner across the canal, spoke to concerns that the subject property owner has not maintained his dock or mangroves and fears an obstruction in the canal that does not meet code. Mr. Tebow inquired if the lift were built perpendicular would it minimize the waterward extension encroachment.

Commission inquired if the proposed lift would fit within the existing dock footprint to which Mr. Ooyman stated the proposed lift would extend no further out than a boat moored at the existing dock. The only difference will be whether or not the boat is in the water or on a lift.

Acting City Clerk Hicks swore in William Cohen for public comment. Mr. Cohen spoke to just moving in and looking to apply for a dock in the future. He further spoke to traveling the canal in his boat and there being navigation issues due to mangroves not being maintained. He stated if everyone followed the rule of the 25 percent trimming yearly the canal would widen over the years.

Vice Chair Pfeifer moved, seconded by Commissioner Symroski to approve Application 21-12890V with 10 of the 11 conditions listed in the staff report, eliminating condition number 2 relating to dock width, to direct staff to prepare a Resolution in conformance with this motion, to close the public hearing in this matter, and to authorize the Chair to execute the Resolution without bringing it back for further consideration. The motion carried 5-0 with Commissioners Kirchner and Nichols excused.

Excused: 2 - Commissioner Kirchner, and Commissioner Nichols

- b.** Consideration of an application filed pursuant to Land Development Code Section 82-138, Application and hearing, for a **Variance** to Land Development Code Chapter 126, Article XIV, Division 2, Subdivision II - Accessory Marine Structures, Section 126-875 Waterward Extension, to allow for the addition of a boat lift adjacent to an existing boat dock to exceed the maximum permitted waterward extension limit (i.e., more than the maximum allowed 20 percent width of the waterway) as measured from the approximate mean high water line of the abutting man-made canal, accessory to an existing single-family residence located at 686 Anchor Drive (Lot 11, Block 3, Sanibel Estates Unit 5 Unrecorded, AKA "Anchors Aweigh" - tax parcel No. 20-46-23-T4-00002.0480). The application is submitted by SteMic Marine Construction on behalf of property owner Kirsten A. Kaltenmark Trustee for Kirsten A. Kaltenmark Trust. **Application No. 21-12900V**

Community Services Director Keith Williams read into record the description of Application 21-12900V.

The Commissioners were polled for site visits, ex-parte communications, and conflict:

- Chair Grogman	Site Visit	No Ex-parte	No Conflict
- Vice Chair Pfeifer	Site Visit	No Ex-parte	No Conflict
- Commissioner DeBruce	Site Visit	No Ex-parte	No Conflict
- Commissioner Storjohann	Site Visit	No Ex-parte	No Conflict

- Commissioner Symroski Site Visit No Ex-parte No Conflict

By motion and second Commissioner Nichols and Commissioner Kirchner were excused from the meeting.

Anna Hicks, Acting City Clerk, swore in the following:

- Josh Ooyman, City of Sanibel, Planner
- Keith Williams, City of Sanibel, Community Services Director
- Dana Dettmar, City of Sanibel, Natural Resources Department

Planner Josh Ooyman gave a brief report stating the applicant proposes to add a boat lift to an existing boat dock on a residential parcel abutting a human made Sanibel Estates neighborhood canal at 686 Anchor Drive. Mr. Ooyman noted the attachments include A) Variance Application and Applicant's Response to Variance Standards, B) Site Location Map and Aerial Photographs, C) Survey, D) Existing Dock Layout, E) Proposed Dock & Lift Plans, and F) Natural Resources Memorandum.

Mr. Ooyman spoke to the existing conditions including approximately 100 feet of heavily vegetated shoreline and an existing T-shaped boat dock located relatively equidistant to both side property lines. The immediately adjacent properties as well as the properties across the canal also contain existing boat docks. Extensive mangrove vegetation lines both shorelines of the canal and the mangrove root line extends approximately 3 to 4 feet waterward of the mean high-water line, while the mangrove canopy extends 15 to 18 feet waterward of the mean high-water line.

The applicant proposes to modify the existing dock terminal platform by reducing the width of the dock from 5 feet to 4-feet at the northernmost 20 feet of the dock with the addition of an elevator -style boat lift adjacent to the existing dock. The cradle arms of the proposed lift will extend approximately 7-feet waterward of the edge of the modified dock with the vessel situated on the lift parallel to the shoreline. Due to excessive mangrove vegetation, the existing terminal platform cannot be reconstructed or relocated any closer to the shoreline.

The proposed boat lift cradles will extend approximately 6.2 feet beyond the maximum permitted. Aside from the requested variance, the proposed dock and lift meet all other accessory marine structure standards of the Land Development Code, including maximum dock area, side setbacks, and maximum dock width. A vessel secured in the proposed boat lift would not extend across any extended side property lines and would extend the same distance into the canal as a vessel moored at the existing boat dock. The marine facilities for the property across the canal are offset further to the south and are approximately 32 feet away from the proposed boat lift.

Natural Resources Department Staff conducted a site inspection to evaluate the impacts of the subject variance application and commented that the subject human-made canal contains no seagrasses, oysters, or other protected marine organisms in the proposed dock and lift area. The proposed plan presents minor impacts to the existing mangrove fringe and requires minor trimming of one small diameter, lateral branch of a red mangrove.

The applicant's response to the seventh variance standard is provide as attachment a of the staff report. To date, staff have received no public comments pertaining to the variance request.

If the Planning Commission finds that the application meets the seven variance standards, then Staff recommends the ten conditions listed in the staff report be included with the approval of the variance and the implementation development permit. Mr. Ooyman spoke to Commissioners receiving notice from Stemic Marine that no representative would be in attendance for the hearing and that the conditions had been reviewed with the owners and are acceptable if the variance is approved.

Commissioner Symroski entered into record photos taken during his site inspection. Discussion ensued regarding maintaining the navigability of the canal and Commission inquired as to the resulting corridor if an identical dock were built directly across the canal. Mr. Ooyman spoke to the properties being staggered and any dock built directly across would be in violation of the code and standards.

Discussion continued regarding standard number two relating to special hardship and if it is based on the neighborhood as a whole or just the subject parcel. Mr. Ooyman spoke to there not being a code violation for not trimming mangroves, noting this particular property was being considered for the special hardship.

Attorney Agnew spoke to the difficulty of achieving compliance with the variance standards. He then read into record variance standard number two, speaking to comparing to "what is similarly situated" such as other properties in the neighborhood.

Commission spoke to concerns for maintaining or trimming the mangroves and inquired as to the history of trimming for the subject property. Mr. Ooyman noted there were no records or evidence of trimming. Director Williams spoke to the canal being a public canal and part of the annual trimming performed by the City, paid for by assessment to the property owners in the canal trimming district, and stating what is trimmed is only the navigable area in the center of the canal, around the docks and lifts is the responsibility of the property owners.

Further discussion ensued regarding the possibility of adding a condition that requires property owners to trim the mangroves the allowable amount annually, updating

condition 4 to be a requirement, the request is not to relocate the dock it in fact reduces the size of the dock, and the 40-foot width of the canal is the hardship. Commission additionally spoke to the mangrove fringe being preserved, the lift being ecologically friendly as it keeps the boat out of the water reducing paint and cleaning requirements, and canal navigability would be tight but would work. Ms. Dettmar spoke to the existing dock being accessible with the mangroves as currently maintained and no need for requirement of trimming. She then read into record from the Sanibel Plan, "In ecological and energy terms, no zone is more valuable and efficient (than the Mangrove Zone) ... This zone has a low tolerance for alteration by man. Its existence is dependent on the regulation of activities in adjacent areas." Ms. Dettmar further noted being careful of setting precedence relating to requirements for maintaining mangroves.

Commission inquired if a boat moored in the proposed lift would stick out further than if moored at the existing dock to which Mr. Ooyman stated may be reduced if the dock meets the minimum necessary standard. Commission spoke to being in favor of leaving the dock at 4-feet for safety purposes.

There were no public comments from the audience.

Vice Chair Pfeifer moved, seconded by Commissioner Storjohann to approve Application 21-12900V, with 9 of the 10 conditions listed in the staff report, striking condition 1 relating to dock width, to direct staff to prepare a Resolution in conformance with this motion, to close the public hearing in this matter, and to authorize the Chair to execute the Resolution without bringing it back for further consideration. The motion carried 5-0 with Commissioners Kirchner and Nichols excused.

Excused: 2 - Commissioner Kirchner, and Commissioner Nichols

- c. Consideration of a **Development Permit** application filed pursuant to Land Development Code Chapter 126 - Zoning, Article XIV - Supplementary District Regulations, Division 15 - Elevated Swimming Pools, Section 126-1302 - Requirements and procedures, to construct an elevated swimming pool as an accessory structure to an existing single family residence at 5029 Joewood Drive. The proposed swimming pool is to be elevated higher than 7 feet above predevelopment grade of the subject parcel and therefore is required to be considered as a long-form application. The subject property is located at 5029 Joewood Drive (tax parcel no. 19-46-22-T1-00100.0060). The application is submitted on behalf of the property owner, Nancy K Tatko Trustee for Nancy K Tatko Trust by Benchmark General Contractors, Inc. **Application No. 21-12854DP**

Community Services Director Keith Williams read into record the description of Application 21-12854DP.

The Commissioners were polled for site visits, ex-parte communications, and conflict:

- Chair Grogman	Site Visit	No Ex-parte	No Conflict
- Vice Chair Pfeifer	Site Visit	No Ex-parte	No Conflict
- Commissioner DeBruce	Site Visit	No Ex-parte	No Conflict
- Commissioner Storjohann	Site Visit	No Ex-parte	No Conflict

- Commissioner Symroski Site Visit No Ex-parte No Conflict

By motion and second Commissioner Nichols and Commissioner Kirchner were excused from the meeting.

Anna Hicks, Acting City Clerk, swore in the following:

- Josh Ooyman, City of Sanibel, Planner
- Keith Williams, City of Sanibel, Community Services Director
- Aaron Kirkman, Benchmark General Contractors on behalf of property owner Nancy Tatko
- Joel Caouette, City of Sanibel, Natural Resources Department

Planner Josh Ooyman noted the attachments include A) Established Neighborhood Map, B) Development Permit Application, C) Survey, D) Proposed Plans, E) Vegetation & Landscape Plans, and F) Natural Resources Memorandum.

Mr. Ooyman gave a brief report stating Ordinance 06-003, adopted on May 16, 2006, created the current procedures and review standards for elevated swimming pools and on February 2, 2010, Ordinance 09-011 expanded Land Development Code Section 86-43. The subject application proposes the construction of a new screen-enclosed, elevated swimming pool accessory to and attached to the front of an existing single-family residence located at 5029 Joewood Drive. The elevated pool is proposed in the place of the existing stairs and elevated deck on the northwest corner of the residence. The pool will be elevated by concrete pilings with the pool equipment and crushed shell placed underneath the elevated structure. The area below the pool is proposed to be enclosed with breakaway walls and hydrostatic relief flood vents as required by the Florida Building Code and Sanibel flood regulations.

Staff has conducted a review of the proposed structure relative to the pattern of development that currently exists within the established neighborhood pursuant to the foregoing standards. The elevated swimming pool is designed with solid, stucco-finished walls surrounding the pool to match the existing residence. The Planning Department does not have any concerns that the proposed elevated swimming pool will either interrupt the rhythm of existing structures in the established Gulf Ridge/Gulf Ridge East neighborhood or will be inharmonious in any manner with the general atmosphere and character of the neighborhood. The proposed size, bulk, mass, height, or location or orientation of the structure on the lot is in keeping with other existing structures and will not unreasonably infringe upon adjoining property owners' enjoyment of their properties in terms of air circulation and access to natural light.

The proposed development also complies with the required conditions for the Blind

Pass ecological zone as well as the minimum setback requirement. The sides of the elevated swimming pool deck are proposed to have the same stucco finish as the lower-level enclosure walls of the principal residence, and a raised stucco band will continue from the house to the swimming pool area. The elevated swimming pool deck is designed to be readily accessible from the elevated living level of the home.

The location and orientation of the swimming pool are in keeping with house and swimming pool configurations throughout the Gulf Ridge subdivision. The subject property is located within the "E-1" Blind Pass zone and the "A" Gulf Beach zone. The existing and proposed development is located entirely within the E-1 ecological zone. With the exception of an existing beach access path, no development exists or is proposed within the preservation zone. Natural Resources Staff conducted a site inspection to evaluate the natural resource impacts associated with the proposed development and the proposed vegetative screening of the elevated pool.

Based on the Natural Resources Department's review of the vegetation screening plan, Planning and Natural Resources staff recommend that the post-installation appearance of the vegetative screening must conform with the proposed plans and significantly resemble the conditions depicted in the renderings.

To date, Staff has received no public comments pertaining to the subject development permit application.

Should the Planning Commission decide to approve the subject development permit application, based upon the Planning Department's analysis, Staff recommends the 13 conditions listed in the staff report be included with approval.

Mr. Kirkman, Benchmark General Contractors, stated the property owner was amenable to the conditions listed in the staff report.

Discussion ensued regarding if the property was subject to enhanced setback requirements to which Mr. Ooyman stated the request meets the deeded setback requirements. Commission further inquired who designs the structural integrity of the enclosure to which Mr. Kirkman stated was a certified structural engineer.

There were no public comments from the audience.

Commissioner Symroski moved, seconded by Commissioner DeBruce to approve Application 21-12854DP with the 13 conditions listed in the staff report, to direct staff to prepare a Resolution in conformance with this motion, to close the public hearing in this matter, and to authorize the Chair to execute the Resolution without bringing it back for further consideration. The motion carried 5-0 with Commissioners Kirchner and Nichols excused.

Excused: 2 - Commissioner Kirchner, and Commissioner Nichols

8. Report from Community Services Director (Keith Williams)

- a. Upcoming meeting dates:
 - i. Planning Commission - Tuesday, September 28, 2021
 - ii. Below Market Rate Housing Review Subcommittee - Tuesday, September 28, 2021
 - iii. Report to City Council - Tuesday, October 5, 2021 - Chair Grogman
- b. Planning Priority Matrix

Director Williams spoke to the Below Market Rate Housing Subcommittee meeting being scheduled for September 28, 2021 and noted the 2022 meeting schedule would come before the Commission for approval at an upcoming meeting.

Discussion ensued regarding the structural analysis for an elevated pool and enclosure to be done by a licensed professional engineer which is consistent with the Florida Building Code and is adopted in the Sanibel Code.

9. Report from Commission Members

Discussion ensued regarding the Sanibel School being reported to have diminishing attendance, risking the survivability of the school, consideration for discussions relating to affordable housing and school attendance, and waiver opportunity for non-residents to enroll students. Director Williams spoke to the liaison position held by Councilman Henshaw, noted there were reports of reductions in attendance in recent years, understands there is a ratio for on-island and off-island students, and some waivers were denied in 2021.

10. Report from Commission Chair

Chair Grogman spoke to the following:

- Requesting a requirement for a ladder for dock approvals, suggesting the Planning Branch include within conditions for approval
- Requesting Council direct Commission or Planning Staff to review minimum width of docks to update to 4-foot
- Mangrove trimming availability and working to inform private land owners the value of regular trimming
- Inquiry from Commissioner Kirchner regarding when the Permitting Process Review Subcommittee would meet again

11. Public Comment

Public Comment:

Claudia Burns
Wendy McMullen

12. Adjournment

There being no further business the meeting adjourned at 11:22 a.m.