

**I'On Assembly
Board of Trustees Meeting Minutes
December 10, 2009**

Members Present Bruce Kinney, Barbara Fry, Sheri Cooper, Jody McAuley, John Powers, and Brady Anderson

AMCS Jane Gottshalk

Members Absent Matt Walsh

Bruce Kinney called the meeting to order.

Bruce Kinney advised that a resident has been dumping oyster shells in the marsh area in front of his house. Brady Anderson will look into it.

Bruce Kinney advised that the deeds for the Amphitheater and the Square are ready to be signed.

Bruce Kinney advised that he talked with the President of the Square Association regarding the available office space for the Assembly to rent for an I'On Design Committee office and for a part time onsite manager's office.

Brady Anderson advised that attempts to contact the owners of 38 Fernandina regarding their lot have been unsuccessful. The lot needs to be cleared and landscaped.

The Board of Trustees agreed to ask Lawn-O-Green to prepare a price to clear the lot and make it presentable. AMCS will contact Lawn-O-Green and report back to the Board of Trustees.

Barbara Fry suggested changing some of the wording of the proxy for the 2010 annual meeting.

Jody McAuley made a motion for the Board of Trustees to approve the following letter:

The I'On Assembly acknowledges that no covenants exist that prohibit an accessory dwelling unit in the I'On neighborhood. The I'On Assembly supports the definition and uses of ADU outlined by the town ordinance and wish to amend that each ADU in I'On meet conditions and setbacks of I'On zoning district including the I'On Code and I'On Assembly Covenants:

- 1.) Detached ADUs limited to 625 square feet footprint per I'On Code.
- 2.) Detached ADUs shall not exceed 28 feet in height.
- 3.) Detached ADUs meet I'On zoning setbacks.
- 4.) ADUs to shall conform to I'On Declaration of Covenants, Conditions, and Restrictions including IDC and I'On Code standards, policies, and procedures.
- 5.) The I'On Assembly Board of Trustees may levy reasonable fee upon property owners leasing ADUs.
- 6.) The I'On Assembly Board of Trustees may establish rules governing ADUs provided such rules are consistent with existing provisions of the I'On Declaration of Covenants, Conditions, and Restrictions.

The I'On Company and I'On Assembly agree to submit and support ADU approval with the Town of Mount Pleasant Planning Department and include the following change to the I'On Code:

1997 I'On Code, page 3, "Parking" item 1 now reads:

- 1 The parking required shall be 2 per principle dwelling and 1 per 400 square feet of small shop and office use.

The I'On Company would request the following change:

- 1 The parking required shall be 2 onsite per principle dwelling unit, 1 onsite per accessory dwelling unit and 1 per 400 feet of small shop and office space.

John Power seconded the motion. All in favor. Motion carried.

John Powers advised that he and Dave Rosengren are willing to continue their involvement with the infrastructure and landscape committees.

John Powers advised that he would like to present a plan to the new Board of Trustees to eliminate eighteen parking spaces. The removal of these spaces would be a safety issue.

Meeting Adjourned.

Barbara Fry, Secretary