

Indian Head Planning Commission Meeting Minutes
Indian Head Pavilion
August 17, 2016

Michael Pellegrino called the Planning Commission meeting to order at 7:00p.m. Members in attendance:

Michael Pellegrino, Chairman
Warren Bowie
Wayne Higdon
Thomas Blake
Joshua McDonald
Mary Armstrong
Ron Sitoula, Ex Officio
Emery Nauden, Base Liaison

Staff in attendance:
Ryan Hicks, Town Manager
Richard Parks, Zoning Administrator
Andrea Brady, Clerk

Approval of Meeting Minutes for May 15, 2016– Michael Pellegrino requested a motion to accept the June 15th minutes as presented. Warren Bowie made a motion to accept the minutes as presented. Wayne Higdon seconds the motion. Motion carried.

Review Plan for Parcel 609 (CIRI Property) – Michael Pellegrino requested a motion to take the discussion of parcel 609 off the table and continue discussion at this evenings meeting. Thomas Blake made a motion to take the discussion off the table to continue the discussion at the current meeting. Mary Armstrong seconds the motion. Motion carried. Attorney, Steve Scott representative for Cook Inlet Region Inc. (CIRI) and David Cooksey from Soltesz Co. were present to discuss revisions to the concept plan. Mr. Cooksey gave an overview of the point-by-point response that was included with the revised plan. The point-by-point response covers ownership of the roads, width of the roads, mix of housing types and commercial uses, stormwater runoff, amount of improved parkland requirements for façade in highway overlay zone, natural or improved buffer and other potential conditions of approval. (Refer to attached document for further information) Following review of the point-by-point response the discussion was opened up to questions from the Commission in regards to the changes. Thomas Blake asked about the number of units and the price point for the units. Mr. Cooksey said there would be 164 units and they would range in price from \$240,000 to \$301,000. Mr. Blake thanked Mr. Scott and Mr. Cooksey for addressing the Planning Commission’s concerns and for continuing to come back and that he feels the Town needs to encourage and support development. Vice Mayor Sitoula asked Richard Parks if the proposed changes to the concept plan will prevent the road issues that happened in River Watch. Mr. Parks explained that the proposed roads would be much wider than the roads in River Watch and the developer is providing around 100 visitor spaces throughout the neighborhood. Vice Mayor Sitoula asked for an explanation on what changed in terms of stormwater. Mr. Cooksey explained that the new

rules require the water to be put back into the ground by creating ESDs (Environmental Site Designs). It would be the responsibility of the HOA to maintain the ESD and they would not be put in until the project was complete to keep the disturbed ground from infiltrating the system. Mr. Cooksey provided a brief description on how the ESDs are built and mentioned that everything Soltesz and CIRI do and design will go through the Planning Commission several more times. Mr. Cooksey would anticipate it taking two to three years before anything would be built. Emery Nauden thanked Mr. Scott and Mr. Cooksey for their consideration of the Base's concerns, specifically about the buffer at the fence line and said as far as the Installation is concerned; pending any dramatic changes they are good with the project and will be interested in seeing the traffic impact study. Warren Bowie expressed concern that the concept plan does not meet the intent of the TCMX zone. Mr. Bowie is also concerned that the developer won't consider putting any single family in the plan and asked that the developer consider assisted living for the commercial element. Mr. Bowie likes the idea of the main road being public but has concern over the homeowners being responsible for maintenance, paving and stormwater and he is not sure he could approve the concept as it stands. Mr. Scott stated that the HOA cost for this project is not unlike many done in Charles County that have private roads and the HOA will have to reserve necessary money in their budget. Mr. Scott feels this concept plans represents the highest and best use of the property. Mr. Bowie mentioned that the revised Zoning Ordinance will discuss single family homes in TCMX. Joshua McDonald mentioned that the developer would likely have to price single family homes out of the price point people will pay to live in the Town. Mr. Scott said if the plan is not approved it is likely the investor will put a hold on the project and wait. Mr. Blake, Mr. McDonald and Ms. Armstrong shared their positive view points on the project. Mr. Higdon expressed concern about the 20ft alleyways for emergency vehicle response. Mr. Scott said they could look into the possibility of widening the alleyways in the final design. The Chair concurred with Mr. Bowie's remarks that the preliminary application proposing strictly residential development does not meet the intent established in the Zoning Ordinance for a compatible mixture of residential and commercial development in the TCMX Zone. The Chair pointed out that if the Planning Commission findings were in support of the concept plan as presented, the Commission would set a precedent in the town when considering subsequent applications within the TCMX for developments of a non-mixed use nature. Chairman Pellegrino suggested the developers prepare a backup plan in case the zoning change is not approved, and suggested that as an alternative to pursuing a Zoning reclassification, The Town and the applicant might work to consider a more creative approach to the project as a mixed use development by considering those uses permitted by right in the existing OS Zoned portion of the property, such as assisted living, a library, and a daycare. Mr. Pellegrino also asked about the portion of the report that listed \$500,000 in revenue for the Town each year and his concern that it didn't discuss possible expenses on the Town. Mr. Nauden reminded everyone that this is a preliminary step but that the developers need approval of their concept before they can move forward with a zoning application or a final design. Mary Armstrong made a motion to approve the concept plan. Thomas Blake seconds the motion. Motion carried by voice vote: 4-Ayes, 1-Nay.

Annual Report – During discussion of the Annual Report the following changes/suggestions were made. On page 5 change the part that states there were no new residential lots because of lot 9 being approved for Rainbow Construction. Consider adding the Zoning Ordinance and JLUS to the table. Item 7 on page 10 verify that there were no occupancy permits issued for new

commercial. On the five year report, page 1 there is no heading above the listing of numbers. On the worksheets, section 8 it states that if the answer is no to explain, an explanation needs to be added. Complete the part that asks about the last DCA, section 8B. On the second to the last page, item B2 add an explanation for the no response. Page 8, where it discusses the application for the Sustainable Community Designation, include that the designation has been approved. Richard Parks will make the suggested changes to complete the Annual Report.

Emery Nauden informed the Commission that tonight would be his last Planning Commission meeting and took a moment to thank the Commission for being so open to his involvement. George David or other Community Planners will be filling his seat. Mr. Pellegrino thanked Mr. Nauden for his work on the Planning Commission.

Intro of Comprehensive Plan – Richard Parks has received comments from the State on the suggested Comprehensive Plan revisions and he anticipates receiving something from the County by August 19th. Once Mr. Parks receives the comments from the County he will review both sets of comments and combine them. The Planning Commission members will review the suggested revisions to the Comprehensive Plan and provide comments/suggestions at the September meeting.

Intro of Subdivision Regulations – Richard Parks has received comments from the Town's attorney, Fred Sussman on the draft Subdivision Regulations. Town Manager Hicks suggested holding off on further discussion of the Subdivision Regulations until he and Mr. Parks meet with Fred Sussman to discuss his comments.

Mr. Pellegrino mentioned finding inconsistencies on parking in the Zoning Ordinance if that could be addressed prior to adoption. Mayor Paulin said Council needs to have another review of the Zoning Ordinance before adoption. Town Manager Hicks would anticipate two more months before adoption of the Zoning Ordinance.

Mr. Park introduced Lucinda Stevens who will be replacing him when he retires in six months. Lucinda has been with ARRO for 20 years. Mr. Parks anticipates being here until January.

Without further comment, Michael Pellegrino requested a motion to adjourn. Thomas Blake made a motion to adjourn. Wayne Higdon seconds the motion. Motion carried. Michael Pellegrino adjourned the meeting at 8:21pm.

Submitted by:


Andrea Brady
Town Clerk

11/30/11
Date