

Indian Head Planning Commission Meeting Minutes
Indian Head Pavilion
June 15, 2016

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

Michael Pellegrino, Chairman
Warren Bowie
Wayne Higdon
Joshua McDonald
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 25, 2016– Michael Pellegrino requested a motion to accept the May 25th 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) – Attorney, Steve Scot representative for Cook Inlet Region Inc. (CIRI). and Cathy Flerlage and David Cooksey from Soltesz Co. presented the concept plan for parcel 609. Parcel 609 has frontage on the highway and access of Dr. Andrew's way. The parcel is over 19 acres of unimproved land that was surplus property previously owned by the Navy. The parcel is currently split zoned TCMX and 7 acres of open space. The CIRI group would like to submit a rezoning request to either make the entire parcel TCMX or move the open space line. It was explained that the concept/general development plan is very conceptual at this point and would be dependent on the zoning request. The concept is for 164 townhouses total. Required parking would be 410 spaces but the plan includes 108 more than required. The plan includes a variety of townhomes and private roads to be maintained by the HOA. CIRI plans to provide all necessary access easements. Ms. Flerlage also said a wheel base test was done to ensure emergency vehicles would be able to successfully get down all the proposed roads. The plan also proposes two parks, one private park and one park on the water tower property that will be made into a public park and given to the Town. The plan proposes to leave all of the existing streams alone and if the zoning change is permitted there would be 10 acres of open space by the end of the project as opposed to the 7 acres on the existing zoning. There are no pump stations proposed in the plan it would be handled through a gravity system and booster pumps would be installed if needed. Base Liaison expressed questions and concerns on behalf of the base which included the size of the open space buffer between the CIRI parcel and the base fence. Ms. Flerlage and Mr. Cooksey felt that a 20 foot buffer could be left near the base fence. Mr. Nauden also asked if there was a phasing plan in place and if the CIRI group was aware of what the base does. There is no phasing plan in place at this time but Ms. Flerlage and Mr. Cooksey believe the grading for the site would be done all at one time but the building

construction would not be done all at once. The CIRI group is aware of what the base does and the information would be disclosed to any potential buyers at settlement. Mr. Nauden inquired about a traffic analysis and if any kind of analysis has been done on what the school can handle. Once they know the number of approved units a full traffic study will be done and the plans will be sent to the school board. Richard Parks mentioned that the CIRI group will not be bound by the traffic study but the Planning Commission is still able to propose requirements and he feels the State Highway Administration should be involved in the study. Other concerns brought up by the Planning Commission included the private roads, width of the roads, the mix of housing types and the lack of a commercial element in the TCMX zone, stormwater runoff, the adequacy of the facilities proposed, an additional connection from the main road, saving existing specimen trees where feasible, and compliance with all the ordinances. Michael Pellegrino asked if there were any motions to either approve the concept plan or a motion to put together a list of concerns to provide to the client and approving the plan based upon addressing the provided concerns. Wayne Higdon made a motion to table further conversation on the concept plan for parcel 609 until the July 20th Planning Commission Meeting. Joshua McDonald seconds the motion. Motion carried. Mr. Scot, Ms. Flerlage and Mr. Cooksey were invited to attend the July 20th meeting for further discussion of the plan.

Richard Parks gave the Planning Commission members copies of the draft 2016 Comprehensive Plan for review and discussion at the July meeting. The changes from the 2009 Comp Plan are in bold and it has been sent to the State and County for comments.

Without further comment, Michael Pellegrino requested a motion to adjourn. Joshua McDonald made a motion to adjourn. Wayne Higdon seconds the motion. Motion carried. Michael Pellegrino adjourned the meeting at 8:24pm.

Submitted by:


Andrea Brady
Town Clerk

8/17/16
Date