

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

Michael Pellegrino called the Planning Commission meeting to order at 7:06p.m. Members in attendance:

Michael Pellegrino, Chairman
Warren Bowie
Wayne Higdon
Anita Sampson
Ron Sitoula, Ex-officio
Richard Parks, Zoning Administrator
Ryan Hicks, Town Manager
Andrea Brady, Clerk

Approval of Meeting Minutes for January 27, 2016– Michael Pellegrino requested a motion to accept the January 27th minutes as presented. Warren Bowie made a motion to accept the minutes as presented. Wayne Higdon seconds the motion. Motion carried.

Economic Revitalization Strategy Presentation– Gary Hodge, President of Regional Policy Advisors started by providing background on how he became involved with the Town’s Revitalization Strategy two years ago. To begin the presentation of the strategy, Mr. Hodge read the statement of purpose which states, To develop and implement an economic revitalization strategy for the Town of Indian Head, build the local economy, reverse patterns of disinvestment and the perception and appearance of decline, and strengthen the mutually beneficial and historic relationship between the Indian Head Community and the United States Navy. Mr. Hodge reviewed the threat analysis, Naval Support Facility employment and economic impact, the possibilities of BRAC or internal decision making in reference to the Base, perceived weaknesses of the Town, Town assets, opportunities, political terrain, potential allies and support, and he briefly covered the 16 strategic initiatives. The 16 initiatives are a grocery store, a coffee/sandwich shop, Indian Head Boardwalk and Living Shoreline on the Potomac, fiber optic cable, Black Box Theater/Indian Head Center for the Arts, Charles County Sheriff’s substation, John T. Parran house and property, Indian Head Highway streetscape project, redevelopment of the Ely property, Village Green Pavilion, Robinson Terminal Warehouse Corporation Site, blight removal, Potomac River ferry crossing, State designations – Sustainable Communities, Naval Energetics Museum and Eco-Tourism – waterfront outdoor amphitheater. After discussion of all the elements of the strategy Mr. Hodge opened the floor for questions and comments. Chairman Pellegrino thanked Mr. Hodge for his presentation and hard work on the strategy. Wayne Higdon mentioned other organizations who may be interested in being involved with the museum initiative. Warren Bowie asked what the plan is to get people motivated to keep moving forward with the strategy. Mr. Hodge stressed the need for follow through and the critical step of moving from promises of support from potential allies to delivery of results. Warren Bowie mentioned the importance of building relationships with State officials, for example the Governor. The Planning Commission was in agreement that it will be an important step to make sure the zoning and Comprehensive Plan works with the Economic Revitalization Strategy. Jim Wheeler and Barb Wheeler were in attendance for the meeting. Mr. Wheeler expressed the importance of stakeholders stepping up to make the strategy happen and the strategy provided a great document to initiate the conversation. Barb Wheeler is a citizen, small business owner and is involved in several

boards within the Town. Mrs. Wheeler asked to be kept informed on what they can do at a citizen level to help with the strategy implementation.

Update: Comprehensive Plan & Subdivision Regulations – Richard Parks gave the Planning Commission a handout outlining areas he feels should be updated in the Comprehensive Plan, and he suggests replacing the existing Subdivision Regulations Ordinance with a completely new ordinance, consistent with State Land Code. Mr. Parks will have the first draft of the Comprehensive Plan to the Planning Commission at their March meeting. A draft of the Subdivision Regulations will be introduced at the April meeting. Mr. Parks anticipates the Planning Commission completing the Comprehensive Plan by May at which time he will schedule a Joint Public Hearing for the Zoning Ordinance and the Comprehensive Plan. The final Subdivision Regulations should be complete in July with final adoption taking place in August.

Richard Parks recently spoke with the engineer for the CIRC group and they discussed the subdivision process. Town Manager Hicks met with a CIRC Representative a month ago to discuss the project. The plan is not mixed use but the development does seem to be back on track.

Wayne Higdon asked for clarification on an article his neighbor was concerned about in the Independent about water trouble in Indian Head. Town Manager Hicks clarified that the water issues were in Indian Head Manor not the Town of Indian Head.

Vice Mayor Sitoula took pictures of the lot on Raymond Avenue that was discussed at the January Planning Commission meeting. Town Clerk Brady informed the Vice Mayor and Mayor and Council that she spoke with the Code Enforcement Officer following the January meeting and he is looking into the issue.

Wayne Higdon asked for an update on the parking lot project at 4145 Indian Head Highway. Richard Parks said the property owners still plan to put in the parking lot and the Planning Commission should be seeing a plan for the project in the next couple months.

Vice Mayor Sitoula gave an update on natural gas in the River Watch Subdivision. Currently the estimated cost is \$78,000 for the subdivision to connect to the natural gas line. The HOA is still working with the Gas Company and residents to move forward with connection.

Without further comment, Michael Pellegrino requested a motion to adjourn. Warren Bowie made a motion to adjourn. Wayne Higdon seconds the motion. Motion carried. Michael Pellegrino adjourned the meeting at 8:30pm.

Submitted by:


Andrea Brady

Town Clerk

3/16/16
Date