

**Indian Head Planning Commission Meeting Minutes  
Indian Head Senior Center  
February 18, 2014**

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

Rick Allen, Chairman  
Warren Bowie  
Mary Thompson  
Michael Pellegrino  
Wayne Higdon 7:44pm  
Richard Parks, Zoning Administrator  
Andrea Brady, Clerk

Ryan Hicks, and William Rau were excused for personal reasons.

Approval of Meeting Minutes for October 15, 2013 – Rick Allen requested a motion to accept the October 15 minutes as presented. Mary Thompson made a motion to accept the minutes as presented. Michael Pellegrino seconds the motion. Motion carried.

Approval of Joint Meeting Minutes for November 20, 2013 – Town Clerk Brady informed the Commission that the EDC approved the minutes via email response. Rick Allen requested a motion to accept the November 20 minutes as presented. Warren Bowie made a motion to accept the minutes as presented. Michael Pellegrino seconds the motion. Motion carried.

Approval of Meeting Minutes for January 29, 2014 – Warren Bowie asked that on the first page, 8<sup>th</sup> line up from the bottom the wording be changed from Mr. Bowie to Rick Bowie to prevent any confusion. Rick Allen requested a motion to accept the January 29 minutes with the correction. Warren Bowie made a motion to accept the minutes with the correction. Mary Thompson seconds the motion. Motion carried.

Before discussion on the Zoning Ordinance began, Chairman Rick Allen informed the Commission members that the March meeting would be held on Wednesday March 19 at 7pm in the Pavilion and it would be a joint meeting with the Economic Development Commission.

Zoning Ordinance – Richard Parks provided a summary on where the Commission is so far in the process of revising the Zoning Ordinance. The zoning map has been updated, a draft has been completed, comments were received from the Town's attorney and reviewed by the Commission, Warren Bowie's comments have been reviewed, Michael Pellegrino's comments and suggestions to sections of the ordinance as well as changes to the matrix need to be reviewed as well as sections 11 through 26 of the ordinance. Richard Parks suggested going over Mr. Pellegrino's suggested changes to the use matrix.

Mr. Pellegrino stated that the Commission has talked about adding Permitted with Conditions (PC) to the Table of Use Regulations in Zoning Districts. The Town of La Plata and the County both have uses that are permitted with conditions and this would change a lot of the required

special exceptions. The Commission agreed that PC should be added to the table of use regulations. Mr. Pellegrino also added Open Space as a zoning district to the table. The Commission agreed on the following changes:

1.111 would be changed to say Site Built and Modular Home.

1.112 would be changed to say Mobile Home Park. No mobile homes are allowed in Town.

1.20 Single Family Attached would be eliminated from the table as well as section 1159, and will be changed to say town houses.

1.210 Primary Residence with Accessory Apartment would be changed to PC in R-1, R-2 and TCMX. Conditions already exist.

1.220 Duplex will not be permitted in R-2.

1.230 Two-Family Conversion will be permitted with conditions in RM.

1.240 Two-Family Apartment will be permitted with conditions in TCMX.

1.320 Multi-Family Apartments and 1.340 Garden Apartment will be kept separate on the table and Garden Apartment will be permitted in the same zoning districts as Multi-Family Apartments.

In home daycares will continue to require a special exception instead of permitted with conditions to allow neighboring homes to have the opportunity to voice their concerns during the public hearing process.

All P(4)s on the table will be changed to P.

Official Table of Use Regulations by General Zoning Districts will be changed to say Official Table of Use Regulations by Zoning Districts.

Mr. Pellegrino added a few categories to the table. The added categories include solar panels, wind generators, urban agriculture, and urban industry.

Chairman Rick Allen made the decision to hold further discussion on the suggested changes to the table until the April Planning Commission meeting to provide members with further time to review the suggested changes. Rick Allen requested that Town Clerk Brady email all members of the Planning Commission to inform them that sections 11 through 26 of the Zoning Ordinance along with Mr. Pellegrino's suggested changes to the prior sections as well as his suggested changes to the table need to be reviewed and have all comments prepared for the April meeting.

Town Updates – Richard Parks said the CIRI Property is still active, and he continues to receive updates, they are trying to figure out the best plan for the land. The Boardwalk project is back to life. The Town received Critical Area approval for the Boardwalk, and the Town has resubmitted

to the State Highway Administration to get the Boardwalk funding reinstated. Warren Bowie requested an update on the Grinder building. Richard Parks did not have an update available. Rick Allen mentioned to the Commission that the Ely Law Office is being considered for an ice cream shop. Town Clerk Brady gave some background information on the business that is interested in opening the ice cream shop.

There being no further comments, Rick Allen adjourned the meeting at 8:13pm.

Submitted by:

  
Andrea Brady  
Town Clerk

4/16/14  
Date