

Indian Head Planning Commission Meeting Minutes
Indian Head Pavilion
March 16, 2016

Michael Pellegrino called the Planning Commission meeting to order at 7:07p.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 February 17, 2016– Michael Pellegrino requested a motion to accept the February 17th 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 182A– Gordon Croft and Wes Tomlinson presented a concept site plan for parcel 182A. The plan includes 5 residential lots, an innovation lab/education center, 100 parking spaces, and two docks. The building for the innovation lab/education center is approximately 26,000 square feet and it will be associated with Johns Hopkins University. The concept plan also reflected the stream buffers and environmental setbacks. The education center is on the creek side of the parcel and the entrance is off of Susan Drive. To minimize environmental impacts and traffic impacts the parking has been split between two locations within the parcel. The second area of parking is off of Blair road near the 5 residential lots. Mr. Tomlinson also discussed the plan to enhance the Susan Drive buffer through planting. The Planning Commission was given a picture of the proposed entrance sign for the innovation lab/education center. The two piers in the plan are directly on the creek and would be a marsh walk and a boat pier. The Planning Commission was given a list of Mr. Croft's community involvement to help showcase his dedication to Charles County and the success of the proposed project in Indian Head.

Richard Parks provided comments on the concept site plan. Mr. Parks was concerned about accessing a non-residential facility through a residential development. The increased traffic may be an issue for residents. Mr. Parks suggest swapping the locations of the residential lots and the innovation lab/education center in the parcel allowing access to the building through Blair Road. Mr. Tomlinson feels that the he and Mr. Croft are committed to the location of the building as presented in the concept plan. Mr. Parks informed the Planning Commission that the project would require special exception through the BZA as well as a growth allocation and approval through the Critical Area Commission. The project will also have to follow the stormwater management ordinance and the forest conservation ordinance. Mr. Parks informed Mr. Croft and Mr. Tomlinson that critical area approval can be a lengthy process that could potentially take a

year or two. Mr. Tomlinson hopes to be able to expedite the process. Mr. Parks suggested that Mr. Tomlinson and Mr. Croft meet with Critical Area staff to discuss their concept plan.

Chairman Pellegrino suggested finding a way to do the proposed plan without a growth allocation and suggested there may be a better chance of approval for the project without the housing. Mr. Pellegrino suggested forgoing the housing and putting all of the parking in that area. This would prevent the higher traffic on Susan Drive and people using the innovation lab/education center could access the center via pathways from the parking area. On the current concept plan there are 5 residential lots with about 1/3 of an acre per lot and approximately 100 feet of wooded buffer between the houses and the parking area.

Richard Parks suggested they consider a public easement for access to the piers. Mr. Tomlinson said they would prefer to keep the piers private.

Brian Klaas, Co-Chair of the MAC said the Base is very supportive of the idea. The Base has mentioned on numerous occasions about these types of services and facilities being available and they are highly supportive of the project.

Vice Mayor Sitoula inquired about the level of advanced degrees being offered at the innovation lab/education center and suggested that Mr. Tomlinson and Mr. Croft find a way to show the residents how this project benefits them. Vice Mayor Sitoula was concerned residents will feel their access to the water is being further limited by private industry.

Mr. Tomlinson feel that about 1/3 of people using the facility will likely bike there, since he feels the facility will primarily be used by residents and the Base.

Gary Hodge, President of Regional Policy Advisors agreed with previous speakers on the Base's interest in the project. Mr. Hodge said the proposed building is larger than the new museum in Pax and the layout looks similar to the Merkel Wildlife Center. Mr. Hodge feels the facility is in a very desirable location and the plan is a very positive proposal.

Mr. Croft spoke about his background and involvement with Charles County. Mr. Croft recently received an email from Colonel S.E. Redifer expressing his excitement about the idea of a technical center in the town. Mr. Croft also held a meeting with Johns Hopkins University representatives and representatives from NSWC Indian Head and had a good session in reference to the proposed facility.

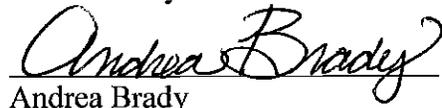
Wayne Higdon suggested Mr. Tomlinson consider a fire lane to allow access for emergency vehicles. The fire lane can be under the proposed wood chip in the plan. The fire lane would be needed due to the size of the apparatus that would be needed during an emergency call.

While it is not customary to vote at the concept plan stage, the Planning Commission polled their members to get their opinion of the project. The Commission was unanimously in favor of the proposed plan. Chairman Pellegrino wished Mr. Croft and Mr. Tomlinson luck with the project. Mr. Tomlinson will draft a letter for the Town to send for the growth allocation after

considering the suggestions received from the Planning Commission and he will send the concept plan to the Critical Area Commission.

Without further comment, Michael Pellegrino requested a motion to adjourn. Anita Sampson made a motion to adjourn. Wayne Higdon seconds the motion. Motion carried. Michael Pellegrino adjourned the meeting at 8:09pm.

Submitted by:



Andrea Brady
Town Clerk

4/20/16
Date