

**Indian Head Planning Commission Meeting Minutes**  
**Indian Head Pavilion**  
**April 20, 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

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

Approval of Meeting Minutes for March 16, 2016– Michael Pellegrino requested a motion to accept the February 17<sup>th</sup> minutes as presented. Warren Bowie made a motion to accept the minutes as presented. Wayne Higdon seconds the motion. Motion carried.

Review Resubdivision Plat: Parcel 274 Stuart Court– As part of the meeting packets, Richard Parks provided the Planning Commission with a memorandum providing comments on the replat of Stuart Court. Mark Guadagnoli of Rainbow Construction and Ken Crouse, President of Crouse Engineering, Inc. presented the proposed resubdivision of parcel 274, Stuart Court. The resubdivision would make lot 9 a buildable lot and it would redo the lot lines for lots 4 and 5 to make them more marketable. Changing lot 9 to a buildable lot would move the storm water management onto each residential lot through the use of rain gardens. Mr. Guadagnoli said the market in the area is between \$250,000 and \$300,000 homes. Mr. Guadagnoli plans to price the homes on Stuart Court at around \$350,000. The Commission questioned would be responsible for the individual rain gardens on each lot. The plan is for the homeowners to be responsible for maintaining the rain gardens on their individual properties. Mr. Crouse briefing explained maintenance of a rain garden. The Commission discussed concerns about the homeowners maintaining the rain gardens and the potential for maintenance or failure of the rain gardens to fall back on the town. Thomas Blake suggested Mr. Guadagnoli have the homeowner's requirement to maintain the rain garden worked into the HOA CC&Rs (covenants, conditions & restrictions). Mr. Guadagnoli is not sure if the neighborhood will have an HOA but if it does the requirement could be added to the CC&Rs. Typically there is an inspection done on the rain garden before settlement and there is a maintenance agreement for each lot. Michael Pellegrino suggested holding lot 9 in reserve until the rain gardens demonstrate that they will function properly. The Commission discussed the flow of stormwater with Mr. Crouse. The stormwater will primarily be handled through surface grading. The final stormwater management plan will not come back to the Planning Commission; it will be handled at the staff level with Mr. Parks. Mr. Guadagnoli spoke about his prior submittals to the Planning Commission and the Town Council and he was unsure why the prior plans were turned down. If the resubdivision plat is approved Mr. Guadagnoli hopes to start building late summer and the homes would be vinyl and brick.

Wayne Higdon made a motion to accept the resubdivision as presented. Richard Parks asked for a revision of the motion to include that acceptance of the resubdivision as presented be subject to approval of the storm water management. Wayne Higdon revised his motion. Thomas Blake seconds the revised motion. Motion carried by voice vote 2-Ayes, 1-Nay.

Wayne Higdon suggested that the Planning Commission go to the Innovation Lab parcel to look at the contour of the property and he is unsure why the road to the lab cannot come down Blair Road as opposed to Susan Drive. Town Manager Hicks suggested waiting to look at the land. Richard Parks said the developer recently met with the Critical Area Commission.

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 7:59pm.

Submitted by:

  
\_\_\_\_\_  
Andrea Brady  
Town Clerk

\_\_\_\_\_  
Date 5/25/16