

**Indian Head Planning Commission Meeting Minutes**  
**Indian Head Senior Center**  
**July 15, 2014**

Rick Allen called the Planning Commission meeting to order at 7:01p.m. Members in attendance:

Rick Allen, Chairman  
Warren Bowie  
Mary Thompson  
Wayne Higdon *Excused*  
Michael Pellegrino  
Bryan Leslie  
Richard Parks, Zoning Administrator  
Ryan Hicks, Town Manager  
Andrea Brady, Clerk

Approval of Meeting Minutes for May 20 2014 – Rick Allen requested a motion to accept the May 20 minutes as presented. Warren Bowie made a motion to accept the minutes as presented. Michael Pellegrino seconds the motion. Motion carried.

Zoning Ordinance: Article XI & Zoning Districts Table – The Commission discussed that many residents have approached them as well as the Town about wanting to raise chickens. Currently the Town's Zoning Ordinance prohibits owning chickens within the Town. The Commission discussed ordinances from Howard and Montgomery County that allow their residents to own chickens. The Commission agreed that owning chickens should be permitted within the town as long as there are required conditions/regulations. Town Manager Hicks will speak with MML to get additional, and Clerk Brady will email the information to the Commission for their review. The Commission agreed that the information from MML as well as the ordinance from Howard County should be used as templates for a Town ordinance and to change the Zoning Ordinance.

Bryan Leslie asked if solar panels should be added to the table. Town Manager Hicks and Zoning Administrator Richard Parks told the Commission that there are actually solar panels in the Town already. So far all requests have been on roofs. Building permits are required for installation of solar panels and Charles County Soil Conservation handles any other restrictions/limitations.

Warren Bowie asked why 1.112 Mobile Home Park/Subdivision is listed on the table when it is not permitted anywhere in Town. The Commission discussed the need for this item on the table. The Commission agreed to leave 1.112 on the table as not permitted to prevent any mobile home parks since they are now being built to building code standards, and asked that page 9.0 section B be changed to be consistent with the table.

The Commission discussed the listed conditions for home occupation. Richard Parks told the Commission that if a request for home occupation satisfies all of the supplemental conditions that shows that it will be low to no impact and would not require a special exception.

The Commission agreed that 4.210 Welding Shops, Ornamental Iron Works, Machine Shops should remain permitted in general commercial only.

The Commission discussed 5.200 Churches, Synagogues and Temples. Currently every church in Town is in TCMX or Institutional. An Institutional category as well as Open Space will be added to the table. The

Commission decided that 5.200 should not be permitted in residential districts, and it should remain permitted in TCMX, CG, and Institutional.

The Commission agreed to leave 5.500 Conference Centers and Related Facilities permitted in TCMX and CG only.

The Commission agreed to make 6.210 Privately Owned Outdoor Recreation Facilities, 6.220 Publicly Owned and Operated Outdoor Recreation Facilities, 5.300 Libraries, Museums, Art Galleries, Art Centers and Similar Uses, 5.400 Social, Fraternal Clubs and Lodges, Union Halls and Similar, 5.130 Colleges, Universities, Community Colleges, and 7.200 Nursing Facility, Handicapped or Infirm Institutions no permitted in residential districts.

The Commission discussed assisted living facilities, 1.410, 1.430, and 7.300 and went over the definitions provided in the ordinance. The Commission agreed that the definition of assisted living needs to be clarified, and that it should be broken down into small and large and listed in the same section.

Rick Allen asked everyone to decide on what conditions should be imposed on large assisted living facilities and small assisted living facilities and be prepared to discuss it at the August meeting.

There being no further comments, Rick Allen asked for a motion to adjourn the meeting. Mary Thompson made a motion to adjourn. Rick Allen adjourned the meeting at 8:12pm.

Submitted by:



Andrea Brady  
Town Clerk

8/19/14  
Date