

**Indian Head Planning Commission Meeting Minutes**  
**Indian Head Pavilion**  
**September 16, 2015**

Michael Pellegrino called the Planning Commission meeting to order at 7:04p.m. Members in attendance:

Michael Pellegrino, Chairman  
Warren Bowie  
Wayne Higdon  
Anita Sampson  
Emery Nauden, Base Liaison  
Brandon Paulin, Mayor  
Ryan Hicks, Town Manager  
Andrea Brady, Clerk

Approval of Meeting Minutes for August 19, 2015—Chairman Pellegrino asked for a motion to accept the minutes as presented. Wayne Higdon made a motion to accept the minutes as presented. Warren Bowie seconds the motion. Motion carried.

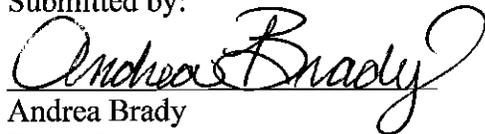
JLUS Report Presentation - Edith Hoschar, Environmental Engineer for RMC, Inc. gave a presentation on the NSF Indian Head Joint Land Use Study. The report is currently going through the adoption process in the County. The purpose of the JLUS was to promote compatible civilian development patterns near military installations using local planning processes and it was a collaborative process involving all stakeholders. The primary goal of the JLUS is to promote compatible growth. Other goals include sustaining environmental and economic health, protecting public health, safety and welfare, and protecting the viability of current and future missions at NSF Indian Head. JLUS participants included a policy committee, a technical advisory group and the community. The study area was all of Charles County. Some of the compatibility concerns found by the study include community growth, unexploded ordnance and munitions, transport of hazardous materials, and noise. The compatibility concerns were identified through technical expertise/experience, data research, interviews with local stakeholders, policy committee and technical advisory group input and public input. Ms. Hoschar showed a compatibility factor analysis chart rating concerns from negligible to moderate. Key findings of the study include, Indian Head operations can produce noise that can disturb surrounding communities, and future residential growth may pressure NSF Indian Head to curtail operations. There are 2,554 households within the moderate/high noise area and 42 households within the high noise area. Ms. Hoschar reviewed several noise compatibility maps. Other key findings from the study include, access to waterways may be restricted during operations to ensure public safety and increased boat traffic and use of the surrounding waterways could create delays or impact the timing of explosive operations. Other key findings were as follows: Rural character and presence of numerous parks and protected areas, a strong vibrant town is compatible with installation operations, and groundwater use is limited due to aquifer drawdown. NSF Indian Head would like the Town to take the report into consideration during all revitalization efforts. Ms. Hoschar reviewed a future land use map, and a military awareness area map with the Commission. The recommendations of the study are to improve interagency

coordination, increase awareness of military mission, coordinate land use planning, partner for land preservation, and develop business and economic opportunities. The hope is to have a working group who will be volunteer based and will work to implement the recommendations of the report. The base is working on a notification system to let citizens know when operations will be occurring that can possibly increase the noise level. As part of increasing awareness of the military mission, NSF Indian Head would like to find a way to notify renters about the noise areas. Emery Nauden shared that the base is trying to develop a system for notification of development to keep the base aware of all development in the town and county. The base also plans release a public relevance component to encroachment. The Commission discussed the focus on the noise issue when it was ranked as a moderate issue on the compatibility factor analysis chart. Warren Bowie asked what the process would be in the county following their public hearing. Amy Blessinger, Planner III for the Charles County Department of Planning and Growth Management explained that following the hearing that following the hearing with public comment the report would be sent to the Commissioners with a recommendation to adopt, then the Commissioners would have a public hearing and after adoption, implementation would be the next step through the JLUS working group. Warren Bowie made a motion not to take any formal action on the report at this time until the County Commissioners receive their recommendation and then the Town can work on including the recommendations of the report into their planning documents. Anita Sampson seconds the motion. Motion carried.

Mayor Paulin gave an update on the Wamsley properties near the base gate. The properties are scheduled for demolition on Saturday, September 19.

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 7:57pm.

Submitted by:



Andrea Brady  
Town Clerk

10/21/15

Date