

Indian Head Planning Commission Meeting Minutes
Indian Head Senior Center
October 21, 2014

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

Michael Pellegrino, Chairman
Warren Bowie
Wayne Higdon
Emery Nauden, Base Liaison
Richard Parks, Zoning Administrator
Andrea Brady, Clerk

Nominations for Chair – Warren Bowie made a motion to appoint Michael Pellegrino as Chairman. Wayne Higdon seconds the motion. Motion carried.

4135 Indian Head Highway: Sign – The Commission reviewed the permit application and the sign mock up for 4135 Indian Head Highway. Karen Johnson explained that the sign would be 11” x 17” and it will be a white stencil on the door. Ms. Johnson may come back sometime in the future for a larger sign depending on the success of the business. Ms. Johnson shared some information about the business she will be opening. The business will be called One of A Kind and they will carry a variety of vintage clothing, collectibles, antique furniture, records, and toys. The business will be open Wednesday through Saturday 11am to 6pm and it will be open 7 days a week from Thanksgiving to Christmas. Wayne Higdon made a motion to approve the sign for 4135 Indian Head Highway. Warren Bowie seconds the motion. Motion carried.

Approval of Meeting Minutes for September 16, 2014 – Warren Bowie found a typo on the word memo in the second paragraph of the minutes that needed to be corrected. Warren Bowie made a motion to approve the minutes with the correction. Wayne Higdon seconds the motion. Motion carried.

The new Base Liaison Emery Nauden introduced himself to the Commission members and gave background information on his career.

Zoning Ordinance: Article XI & Zoning Districts Table – The Commission finished discussing the Official Table of Use Regulations by Zoning Districts.

16.100 Marine Including Boat Sales and Repair and Boat Rental, Including Sailboards and Jet Skis: Change to permitted (P) in TCMX and remain P in CG.

16.200 Pier Related Port Facilities when Ancillary to a Permitted Use of Both the Permitted Use and the Pier or Port Facilities are Shown on the General Development Plan: Change to P in TCMX.

17.100 Neighborhood Services: Add as P in Open Space and provide a definition for neighborhood services, and add vehicle charging station.

17.200 Community or Regional Service: No changes.

18.100 TV and Radio Antennas 40 Feet Tall or Less: The Commission noticed a disconnect between section 11.32 and the chart and requested that the verbiage in section 11.32 be changed to say 40 feet instead of 50 feet. No other change.

18.200 Towers and Antennas More Than 40 Feet Tall: No changes.

18.300 Satellite Dishes – Roof: Add P to Public Institution.

18.400 Satellite Dishes – Free Standing: Add P to Public Institution and add conditions for free standing satellites.

The Commission requested the addition of 18.500 Solar Panels – Roof, 18.600 Solar Panels – Free Standing, and 18.700 Small Wind Generators. All three sections will be permitted in all zones, and conditions will be created in the Ordinance. Michael Pellegrino will look into further information on solar panels.

19.100 Open-Air Markets (Farm and Craft Markets, Flea Markets, Produce Markets, Non Municipal: Add P in Public Institution, eliminate non municipal from the description, and change to not permitted in TCMX.

19.200 Horticultural Sales with Outdoor Display: Remove from 19.000 and add to 25.100 No On-Premises Sale and 25.200 On Premise Sales Permitted.

19.300 Roadside Stand for Products Raise on the Premises: Remove the category.

20.100 Funeral Home: Change to not permitted in TCMX.

21.100 Cemetery and 21.200 Crematorium: Change to not permitted in all zones and make SE in Public Institution.

23.100 Temporary Structures Used in Connection with the Construction of a Permanent Building (Time Limit and With Permit): Add P to Open Space.

Combine 23.200 Events of Public Interest with 23.300 Special Events.

23.400 Christmas Tree Sales: No change.

23.500 Real Estate Sales Office: No change.

24.100 Bus Stations, Train Stations, Park & Ride Facility: Remove train stations from the description. No other changes.

25.100 No On-Premises Sale: Add Horticultural Sales and provide definition of horticulture.

25.200 On Premise Sales Permitted: Add Horticultural Sales and make not permitted in TCMX.

The Commission requested the addition of 25.300 Community Gardens, P in all zones and add conditions.

26.100 Off Premises Signs: No change.

Richard Parks needs a decision to be made on if the Commission wants to incorporate the overlay zone that was discussed for TCMX. Once a consensus is reached on that issue an updated draft of the Zoning Ordinance will be developed for a once over by the Commission in January before it is passed to Mayor and Council for their review.

Town Clerk Brady asked if the Commission would like to meet in November and December. Previously the Commission has not held meetings in those months. The Commission agreed to meet in November to discuss the overlay and TCMX zone so a revised draft of the Zoning Ordinance can be put together for review in January. The Commission will not meet in December unless a project comes in that requires their review.

Town Updates – Richard Parks reported that the Boardwalk project is inching closer to reality. SHA has provided the Town with some minor comments and they are being addressed. Mayor and Council may be presenting something at the November Town meeting in reference to the requested zoning amendment for the Fernandez properties. The new owners of the Parran Lane property have inquired about possibly doing something commercial on the property such as condos.

Michael Pellegrino entertained a motion to adjourn. Warren Bowie made a motion to adjourn. Wayne Higdon seconds the motion. Motion carried. The meeting adjourned at 8:48pm.

Submitted by:


Andrea Brady
Town Clerk

11/18/14
Date