

Indian Head Planning Commission Meeting Minutes
Indian Head Pavilion
September 20, 2017

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
Thomas Gordon
Anita Sampson
Lynne Keenan, Base Liaison
Ron Sitoula, Ex-Officio

Staff in attendance:
Ryan Hicks, Town Manager
Scott Longstreth, Zoning Administrator
Andrea Brady, Clerk

Approval of Meeting Minutes for August 16, 2017– Chairman Pellegrino requested a motion to adopt the minutes as presented or for any comment on the minutes. Warren Bowie made a motion to approve the minutes as presented. Wayne Higdon seconds the motion. Chairman Pellegrino suggested 3 amendments to the minutes. Warren Bowie made a motion to approve the minutes with amendments. Thomas Blake seconds the motion. Motion carried.

Conceptual Plan – Seventh Street: Potomac Overlook at Indian Head – ATCS submitted a second concept plan for the Planning Commission’s review, consisting of three different options. (See attached) Following review of the submitted plan, Mr. Longstreth provided a list of 12 comments for review and response from Mr. Sharma and the developer. (See attached)

Chairman Pellegrino asked Mr. Sharma to make a brief presentation and highlight how the Commission’s prior comments were addressed.

Mr. Sharma explained that since the land swap was a major concern they came back with three options for the Commission’s review.

Option #1 as stated in the letter does not seek any cost sharing agreement or land swap with the Town. This option would develop the property with the 20 lots into which the properties have already been subdivided, platted and recorded. Public water and sewer would be extended from East Poplar Lane to serve the development and the street right-of-way width would stay at 25 feet with a pavement width of 22 feet and stormwater management facilities would be on each individual parcel. The Commission did not like the lack of recreational space in option #1.

Option #2 as stated in the letter would seek to purchase parcel 645 from the Town at what the developer considers the comparable price of \$33,000. The letter explains that the developer would like to purchase parcel 645 so that a turn-around can be constructed at the end of Seventh Street to better serve the development. Under option #2 the developer would widen the right-of-way of Seventh Street to 42 feet from 25 feet and the total number of lots would be 43. Option 2 does not include any recreation space/improvements. Chairman Pellegrino pointed out that the Town's Zoning Ordinance requires recreation facilities. Mr. Sharma explained that in order to have a recreation area the developer would lose one to two lots.

Option #3 in the letter is the same concept that was presented to the Commission at the August Planning Commission meeting. Under option 3, the developer is seeing the Town to convey parcel 645 and the developer would dedicate an additional 0.78 ac of open space to parcel 631 to create visitors parking, a tot lot, a basketball court and a dog park. Mr. Sharma stated that the developer feels this option represents the best value to the future residents and to the Town. Under option #3 the developer would also see cost sharing with the Town for infrastructure improvements.

Mr. Sharma feels that parcel 645 is vital to the development.

Town Manager Hicks asked if the developer had contacted the other property owners on Seventh Street including the potentially landlocked parcels. Mr. Sharma stated that they have contacted the property owners and they plan to put in two easements for the parcels that would have potentially been landlocked by the development. Out of the three landowners at the beginning of Seventh Street, only one owner has responded and she would like to wait for the other two owner's responses before she makes a decision.

Vice Mayor Sitoula expressed the importance and value of the Town's waterfront parcel being able to provide public with a view of the water and if the developer really wants to help the Town they will need to present a 4th option.

Town Manager Hicks suggested that Mr. Sharma and the developer should set up a meeting with the Town Council to discuss parcel 645 since the decision is ultimately theirs. The Commission agreed that the Council should make a decision on parcel 645 before the developer presents any further concept plans to the Commission and they requested that the developer also respond to Mr. Longstreth's twelve comments in reference to the project before submitting another option.

There was further discussion on road width and concern for increased traffic on such narrow roads. The developer would be seeking waivers on the road width in the development.


The next step for Mr. Sharma and the developer is to meet with the Town Council to discuss the options for development that include parcel 645. Once the Council has given their decision about the parcel, Mr. Sharma and the developer will respond to Mr. Longstreth's comments and come back before the Council with a new concept plan to present to the Commission. The Commission also encouraged the developer to continue reaching out to the other property owners until he receives a final response.

Discussion of Comprehensive Plan Matrix – The Planning Commission discussed the Land Use chapter matrix. (See attached) The Commission also stressed the need for consistency throughout the Comprehensive Plan.

The next Planning Commission will be held on October 18th, it will be a joint meeting with the Council to discuss their vision for the Town moving forward. The Commission will submit their questions for the Council by October 11th. Town Clerk Brady will forward out the Environmental, Sensitive, Critical Areas chapter of the Comprehensive Plan and a blank copy of the matrix along with a list of the questions that the Commission wanted to revisit at a future meeting. The Commission will have to submit their matrix prior to the January meeting.

Without further comment, Michael Pellegrino requested a motion to adjourn. Thomas Blake made a motion to adjourn. Thomas Gordon seconds the motion. Motion carried. Michael Pellegrino adjourned the meeting at 8:43pm.

Submitted by:



Andrea Brady
Town Clerk

10/18/17
Date

September 6, 2017

Town of Indian Head
4195 Indian Head Highway
Indian Head, Maryland 20640

Attention: Mr. Scott Longstreth

Dear Mr. Longstreth:

On behalf of our client, PKZ Investment, LLC, we are pleased to submit this application of development for your review and approval. The development proposes 40 single family residences with a by-right use on parcels of 213 and 373. It is located along the western boundary of the town and is surrounded by the Potomac River to the north, parcels 631, 216, 217 to the south and few residential lots zoned R-2 to the east. The development intends to meet all the zoning regulations for R-2 zoning district as tabulated in section 1209 of the Zoning Ordinance of the Town.

The development was presented to the Planning Commission on August 14, 2017. The Planning Commission had a few questions and concerns related to the widening of Seventh Street in front of Parcel 215, access to parcels 363-364, and swapping of the land with a public private partnership, and a private street serving lots 23-26. The current plan addresses these concerns and answers all the questions raised by the Planning Commission. The original plan presented to the Town relied on forging a public-private partnership with land swap agreement and cost sharing for the extension of utilities and streets. The developer now presents three different options with varying degrees of cost-sharing and partnership for joint development of public infrastructures.

Option #1: This option does not seek any cost sharing agreement or land swap with the Town. It intends to develop the property with 20 lots into which the properties have already been subdivided, platted, and recorded. The layout has been presented on sheets 4-5 of the plan set. The project intends to extend public water and public sewer from E Poplar St to serve the development. The street right-of-way width will stay at 25 feet with pavement width of 22 feet. SWM Facilities will be on individual parcels.

Option #2: Under this option, the developer seeks to purchase Parcel 645 from the Town of Indianhead at a comparable price under which they have purchased parcels 213, and 373. At a comparable price, Parcel 645 will be valued at \$33,000. The developer would like to purchase parcel 645 so that a turn-around can be constructed at the end of Seventh Street to better serve the development. The developer agrees to widen the right-of-way of Seventh Street to 42' from 25'. The total number of lots under this option are 43. The development does not intend to create any recreational improvements on parcel 631.

Option #3: Under this option, the developer is seeking from the Town to convey Parcel 645 to the developer in lieu of the proposed recreational improvements on Parcel 631 while also dedicating additional 0.78 ac of open space parcel to the Town to create a contiguous parcel. Proposed improvements on parcel .. to create visitors parking, a tot lot, a basketball court, and a dog park outweighs the cost of land that the developer is seeking the Town to convey to the development. The developer believes it represents the best value to future residents, and to the Town. Due to significant infrastructure improvements, the developer is seeking for a cost sharing with the Town for infrastructure improvements such as extension of Seventh Street beyond project boundary, extension of waterline along Oak Road (if required), improvements to existing sanitary sewer on E Poplar Lane (if warranted).

The following are the description/details, standards, and any deviations from the published standards along with their justifications.

Street Standards: The development is mainly along the east and west side of proposed 7th street. Existing 7th Street is undeveloped but platted and dedicated street with a 25' right-of-way width. The proposed development intends to widen the right-of-way to 42' with extra 17' of required dedication inside the development. A small portion of 7th Street between East Poplar Lane and the southern project boundary (approximately 270 ft.) is off-site and therefore its ROW is NOT being widened to 42' due to properties being owned by third parties. The developer is seeking a monetary reimbursement from the Town for construction of this part of 7th Street, as it only benefits a few existing off-site lots, but it is vital for the access to this development. This portion of street will be improved to 20' of pavement width which is adequate for a two way traffic and for a fire truck to access the site and at the same time provide approximately 5' of extra space to tie-in the perimeter grades without seeking permission from off-site property owners.

On-site street standards will be a 42' right-of-way width a 22' of asphalt travel way and 8' of on street parking at a few designated locations. The proposed street cross-section has an open ditch on both sides instead of a regular curb/gutter street thereby reducing the impervious area footprint of the development. The road side ditch will be a trapezoidal section and will act as a SWM facility for the development except at locations of on-street parking where it will be a regular grass-lined triangular channel. The development is looking for necessary right-of-way dedication for the 7th Street and Potomac View Loop from the parcels owned by the Town to make it a viable and real project.

Pedestrian Access: The development shows pedestrian access throughout the development on one side of the street and connects to the proposed public recreational area and to the perimeter of the site. Connection from perimeter to the neighboring parts of the development is expected as and when the neighborhood will have a development plan or a comprehensive pedestrian improvement plan for the neighborhood.

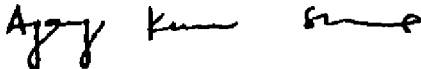
SWM: Project SWM requirements will be satisfied through proposed bio-swales along the roadside ditch in the proposed public right-of-way of 7th Street and Potomac View Loop. The proposed SWM facilities will be maintained by the Homeowner's Association (HOA).

Recreational Facilities: The project proposes recreational facilities in the form of a tot lot, a basketball court, and a dog park. The facilities will be open to the residents of the Town and will have some onsite parking spaces for the visitors. The development also proposes to swap the land from one of the parcels owned by the Town with a portion of the project parcel which is contiguous to parcel 631. This will make a recreational parcel a larger contiguous parcel and increases its value in terms of public recreational use. The development seeks a favorable decision from the Town on the swapping of the land.

Utilities: The development seems to have adequate water through existing 8" water main on East Poplar Lane. The development will be served by low pressure force main to connect to existing 6" sanitary sewer main on East Polar Lane. Should the upgrade of existing 6" sanitary main be warranted, the developer is seeking a reimbursement of the upgrade from the Town as the developer is responsible for the tapping fees for the proposed 40 lots.

Landscape: The development will meet the proposed percentage landscape with proposed planting. There may be some tree save areas possible which can be worked out after rough grading of the site at a later stage.

Sincerely,
ATCS, P.L.C.



Ajay K. Sharma, P.E.
Office Manager



September 19, 2017

Planning Commission for the
Town of Indian Head
4195 Indian Head Highway
Indian Head, MD 20640

Hagerstown Office
1101 Opal Court
Suite 312
Hagerstown, MD 21740
T 301.791.1100
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RE: Potomac Overlook at Indian Head
Concept Subdivision Plan Review

Dear Planning Commission:

I received and reviewed plans submitted by ATCS, PLC for Potomac Overlook at Indian Head on behalf of PKZ Investment, LLC. We have reviewed the Concept Plan for compliance with the Town's Zoning Ordinance, Subdivision Ordinance, and Design Manual. I offer the following comments:

1. The Town Approval Block on the Cover Sheet is not necessary since the Town does not sign Concept Plans.
2. Note the vertical datum to which the topographic survey is referenced. The 100-year Flood Elevation does not match the FEMA FIRM.
3. The plans do not indicate how the development will accommodate the delineated wetlands located on the property.
4. A portion of the property is located within the Chesapeake Bay Critical Area Overlay District, and, as such, must comply with all provisions set forth in the Zoning Ordinance.
5. Identify parcels 645 and 631 on the plans.
6. Did the developer speak with the neighboring property owners near the intersection of 7th street and East Poplar Lane as was discussed at the last planning commission meeting?
7. Did the developer speak with the neighboring property owners along the Potomac River as was discussed at the last planning commission meeting?
8. Dimension existing and proposed street rights-of-way.
9. On Sheets 6 and 8, Option #2 and #3, the following waivers will be requested:
 - a. SD Section 6(B)(6)(a) Minimum R.O.W. width of 50 feet reduced to 42 feet.
 - b. SD Section 6(B)(6)(b) Minimum roadway width of 32 feet reduced to 25 feet.

- c. SD Section 6(B)(6)(d) Minimum centerline radius of 100 feet reduced to 40 feet.
 - d. SD Section 6(B)(6)(g) Curb and Gutter and Sidewalk required on both sides of the street reduced to only sidewalk on one side of the street.
 - e. SD Section 6(B)(7)(c) Maximum depth to width ratio of 2:1 extended to 2.8:1.
10. On Sheets 6 and 8, the plan proposes to create an access easement on property owned by Steve and Cathy Cermele, which is property not owned, or proposed to be owned, by the Developer. Therefore, this cannot be part of the plan without a legal agreement by Mr. and Mrs. Cermele. Additionally, access to a public road must still be provided to the Mathur Purnima property.
11. In the letter submitted with the plans, Option #3, the Developer wants the town to convey Parcel 645 to the developer **in lieu** of proposed recreational improvements. I assume this is a typo in that the Developer proposes to fund the construction of the proposed recreational improvements.
12. For options #2 and #3, the Developer is asking for the Town to fund a portion of the street and utility improvements which only the Developer's lots will benefit with the exception of 4 property owners on 7th street. I do not agree with this proposal. It is not the Town's responsibility to fund improvements that will aid in the development and profit of a private entity.

If you have any questions regarding this review or would like additional discussion, please feel free to contact me.

Sincerely,



Scott Longstreth, P.E.

Cc: Mr. Ajay Sharma, ATCS, PLC.

Item #	Reviewer	Page	Section #/Bullet #	Comment (Revision/Reason)	Staff Response	Reviewer Response
	Pellegrino		PAST AND PRESENT TRENDS	Brief discussion of Plan Maryland? Incorporate at least a statement regarding Interjurisdictional Coordination between Charles County with regard to: Public Safety, Emergency Management, Housing, School Capacity, Recreation. There should be a general discussion of the relationship of Indian Head in the larger context of land use trends in Charles County Comprehensive Plan and possible implications for Indian Head Land use. For example: - Reduction in the Deferred development Distric by 50%(?) from 52,200 ac to 22,189 ac for total 30,011 ac revised to designate a new land use category entitled Watershed Conservation District. Bryans Road Development District reduced to match Priority Funding Area. - Previously designated Industrial and Employment Land Use around the Maryland Airport and Indian Head Science and Technology Park changed to Watershed Conservation District. Newly designated Indian Head Development District. (Insert discussion relative to County Development Districts from County Comp Plan pg...) - Discussion of Sustainable Growth and Agricultural Preservation Act of 2012 and the Tier Classifications, Indian Head end Base as Tier 1 with the north, south, and west annexation areas as Tier 2.	These items can be added.	
	Armstrong	LU-1	paragraph 3	Are there names for the three large undeveloped tracts? Is it worth mentioning the names (if any) and locations?	Larger tracts are often identified by previous land owners, especially if they have been owned by 2 or 3 generations. These can be named if you prefer.	Don't name the tracts but give a general location since property owners often change.
	Pellegrino	Page LU-1 3rd paragraph:		Delete "The remainder of" and begin paragraph with "Vacant Land consists of ...". No mention of the large parcel along Mattawomen Creek at the end of Blair Road?	OK	
	Armstrong	LU-1	paragraph 5	Where are the nine acres - location? Do we care to list location?	up to you what you prefer	Same update as below.
	Pellegrino	page 1, 5th paragraph:		No additional use of growth allocation since 1985?	Do you know where additional may be obtained from?	The Commission believes there has been growth allocations. Mr. Longstreth should be able to get the info from the County.
	Armstrong	LU-1	paragraph 6	word document contains typo (siteformerly) instead of site formerly	OK	
	Armstrong	LU-1	paragraph 6	add name of development (I can't recall and I live right across the street :))	OK. Please provide the name of the development to Scott.	Don't name.
	Pellegrino	Page LU-1 6th paragraph, 2nd sentence:		"... several large and small residential developments have taken advantage of this zoning?"	"... have utilized this zoning."	
	Pellegrino	Page LU-1 6th paragraph, last sentence:		change "on a sight" to on a site".	OK	
	Pellegrino	Page LU-1 last paragraph:		"highway overlay zone ..." should this read "Special Highway Corridor Overlay District which includes all lands within 500 feet of each side of MD Route 210"?	yes.	
	Armstrong	LU-2	first paragraph under LAND USE DEVELOPMENT PROCESS title	fix typo the Plan (not thePlan)	OK	
	Pellegrino	Page LU-2 2nd paragraph:		Perhaps just a brief statement regarding potential annexations and move specific language to ANNEXATION section in MUNICIPAL GROWTH ELEMENT to avoid repetition. NOTE: Reference should be made to 'Future Potential Annexations Map' with enumerated annexation areas numbered on Map. All maps should be numbered.	OK	

Town of Indian Head Comp Plan Updates
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	Pellegrino	EXISTING LAND USE IN RELATION TO THE COMPREHENSIVE PLAN		Page LU-2 3rd paragraph:	What would you like to see?	Revisit
	Pellegrino	Page LU-2 5th paragraph, 3rd to last sentence:		add after "...hiker/biker trail" "...connecting the Town with White Plains and running significant environmental areas".	OK	
	Pellegrino	Page LU-2 last sentence:		Delete the first 'current' and change 'Land Use Designations' to 'Land Use Types' for consistency with Table LU-1, or vice versa.	OK	
	Armstrong	LU-3	Policies and Implementation strategies LU.1-LU.11	Should we re-address these policies and agree on them - they are 8 years old at this point	Will wait for your input.	Revisit
	Pellegrino	Page LU-3 Table LU-1:		Should Land Use Type listing be in same order as in Table LU-2 for consistency?	OK	
	Pellegrino	Page LU-3 Table LU-1:		Delete Zoning Designations from Land Use Types.	This may be a good cross reference between land use type and zone. So you still want it deleted?	Revisit
	Pellegrino	Page LU-3 Table LU-1:		There should be consistency between all Tables, Zoning Map, and Zoning Ordinance Text	Ok. We will review verbiage for consistency.	
	Pellegrino	Table LU-1		The Land Use Types in Table LU-1 should match those indicated on Proposed Land Use Map: -There should be three residential land use types under Land Use Types: 'Low Density Residential'; 'Low/Medium Density Residential'; 'High Density Residential' -'Town Center Mixed Use-TCMX' should read 'Commercial/Residential Mixed Use' -'Recreation, Parkland, Open Space - OS' should read 'Open Space' -'Institutional' should read 'Public/Institutional' (remove '(Churches, Town Facilities)	Ok. We will review verbiage for consistency.	
	Pellegrino	Page LU-3 1st paragraph, 1st sentence:		Should read "Table LU-2 contains the current Zoning Classifications in the Town ..."	OK	
	Pellegrino	Page LU-3 3rd paragraph		Could be rewritten: "Table LU-2 provides the currently adopted zoning classifications and a brief description of that classification. This Comprehensive Pplan establishes those preferred land which are compatible with each of these Zoning Classifications".	OK	
	Pellegrino	Page LU-3 Table LU-2:		Zoning Classification description should match "currently adopted zoning classifications", i.e.: Single Family Residential-Low Density -R-2 Single Family Residential-Medium Density -RM Multi-Family Residential-High Density -is it 'TCMX-Commercial/Residential Mixed Use', or 'TCMX-Town Center Mixed Use'? -OS-Open Space -Public/Institutional NOTE: No mention is made of the Highway Corridor Overlay District or the intent established for this District.	OK -R-1	

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Item #	Reviewer	Page	Section #/Bullet #	Comment (Revision/Reason)	Staff Response	Reviewer Response
	Pellegrino	PROPOSED LAND USE CLASSIFICATIONS Page LU-4, 1st paragraph, 1st sentence		change to "The future land use classifications shown on Table LU-3 closely match the existing land use classifications identified in the 2009 Comprehensive Plan as shown on Table LU-1"	OK	
	Pellegrino	Page LU-4, 1st paragraph, 2nd sentence:		change to read "... the extent of the Commercial/Residential Mixed Use District ..."	OK	
	Pellegrino	Page LU-4, 1st paragraph, 3rd sentence:		change to read "... been changed to Low/Medium Density Residential ..."	OK	
	Pellegrino	Page LU-4, 1st paragraph, add after last sentence:		"A portion of the Commercial/Residential Mixed Use District along Rt 210 at the west end of Town has been changed to Open Space to preserve this area as public open space contiguous with the public open space at the Village Green. These land use changes have resulted in the net gain of 31 acres of land classified as Low/Medium Density Residential, the net reduction by 45 acres of land classified as Commercial/Residential Mixed Use, and the net gain of 14 acres of land classified as Open Space."	OK	
	Pellegrino	Page LU-4, Table LU-3.		Page LU-4, Table LU-3: Order of Land Use listing should be in same order as indicated in previous Tables for consistency. Land Use Classifications should be consistent with classifications indicated on Land Use Map for consistency as discussed above	OK	
	Pellegrino	Page LU-4, Table LU-3		"Recommended Uses" column: Recommended use description for Commercial/Residential Mixed Use last sentence should indicate that "portions" of this district requires compliance with Highway Corridor Overlay Zone. Compliance with Highway Corridor Overlay Zone also required in "portions" of Low/Medium Residential, Commercial, Public/Institutional, and Open Space land uses.	OK	
	Pellegrino	Page LU-4, Table LU-3		"Recommended Uses" column: Recommended use description for Commercial "Intended to provide locations for small-scale and low-impact ... uses" appears to be inconsistent with the description of the General Commercial Zone in the Zoning Ordinance which states "... the location of area-wide-oriented business ... This zone serves higher volume automobile traffic generation commercial uses and allows for more intensive uses than the town ..."	OK	
	Pellegrino	FUTURE LAND USE Page LU-4, last paragraph		st sentence: begin with "Table LU-3 indicates that approximately 45 acres or 5.7% of the Town is proposed as Low Density Residential, ... generally within the Resource Conservation Area of the Chesapeake Bay Critical Area Special Overlay District. This land use classification is intended to provide for ... (insert brief narrative of this land use consistent with zoning language)"	OK	
	Pellegrino	Page LU-5, 1st paragraph		"The majority of the Town, 407 acres, is proposed as Low/Medium Density Residential ... along the east border of Town adjacent to Charles County and the west Town border adjacent to the Indian Head Naval Support Facility. There is also an area of proposed Low/Medium Density Residential north of Route 210 at the east end of Town. This land use category ... (expand narrative of this land use consistent with zoning language)"	OK	
	Pellegrino	Page LU-5, 1st paragraph:		Add at end "As previously indicated, the amount of land within this land use classification has been increased by 31 acres to 51.3% of the Town area as a result of re-classification of lands along both sides of Route 210 at the east end of Town from Commercial/Mixed Use to Low/Medium Density Residential"	OK	

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	Pellegrino	Page LU-5, 2nd paragraph, 1st sentence:		Delete "(Comparable to existing TCMX Zoning)" ADD Paragraph describing the High Density Residential classification.. i.e. 60 acres...7.5% of Town area..."The extent and location of this land use classification has remained unchanged from the 2009 Comprehensive Plan" and (ADD expanded narrative of this land use consistent with zoning language)	OK	
	Pellegrino	Page LU-5, 2nd paragraph, after 2nd sentence ADD:		"As previously indicated, the amount of land within this land use classification has been decreased by 45 acres to represent 11.5% of the Town area. This is as result of the re-classification of lands along both sides of Route 210 at the east end of Town from Commercial/Mixed Use to Low/Medium Density Residential as well as reclassification of a portion of the Commercial/Residential Mixed Use District along Rt 210 at the west end of Town adjacent to the Village Green to the Open Space land use	OK	
	Pellegrino	Page LU-5, 2nd paragraph, last sentence:		Make new paragraph beginning with this sentence and ADD: "The extent and location of this land use classification has remained unchanged from the 2009 Comprehensive Plan" (ADD expanded narrative of this land use consistent with zoning language)	OK	
	Pellegrino	Page LU-5, 3rd paragraph, 1st sentence:		Change "There is ... in the institutional category ..." to "There are approximately 26 acres of land (3.3%) within the Town in the Public/Institutional land use classification ... and municipal functions." ADD sentence "The extent and location of this land use classification has remained unchanged from the 2009 Comprehensive Plan".	OK	
	Pellegrino	Page LU-5, 3rd paragraph, 2nd sentence:		Start new paragraph with "The Open Space land use classification comprises ..." ADD new sentence: "As previously indicated, the amount of land within this land use classification has been increased by 14 acres (representing 15.9% of the Town area) due to the change to portions of the Commercial/Residential Mixed Use District along Rt 210 at both the east and west ends of Town to the Open Space land use classification.	OK	
	Pellegrino	Page LU-5, 4th paragraph, 1st sentence:		Replace "... by providing handicapped accessible facilities ..." with "... by providing accessible facilities ..." Replace "... would impede a wheelchair ..." with "... would impede mobility ..."	OK	
	Pellegrino	Page LU-5, 4th paragraph, last sentence		Replace "... for the handicap to maneuver." with "... for those with disabilities to maneuver."	OK	
	Armstrong	LU-5	Fourth paragraph	Remove extra space at beginning of paragraph and before Landscaping requirements...	OK	
	Pellegrino	Page LU-5, 5th paragraph, 2nd sentence:		Rewrite: "To the east, surrounded by the Town and bordered by the Potomac River, is a pocket of existing residential land along Stoney Point Place which lies within Charles County. At the eastern border of the Town is land in Charles County with a mixture of low-medium density residential and commercial uses in the Glymont area. A portion of this land is identified as a Development District in the Charles County Comprehensive Plan". (ADD expanded narrative of the purpose of the Indian Head Development District (from Charles County Comprehensive Plan).	OK	
	Pellegrino	Page LU-5, 5th paragraph, last sentence:		ADD after "Mattawomen Creek ...and a portion of the Mattawomen Natural Environment Area. There is an existing subdivision at Arthur Ross Place, mostly undeveloped, which lies within the County and which is identified in the County Comprehensive Plan as being within the newly created Watershed Conservation District.	OK	

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Item #	Reviewer	Page	Section #/Bullet #	Comment (Revision/Reason)	Staff Response	Reviewer Response
	Pellegrino	Page LU-5, 6th paragraph, 1st sentence:		Begin sentence with "As indicated on the Future Potential Annexations Map (Map #???)", this plan identifies several ..."	OK	
	Pellegrino	Page LU-5, 6th paragraph, last sentence:		Add: "A more in depth discussion of these potential annexations is included in the Municipal Growth Chapter." ADD PARAGRAPH with a general discussion of the Sustainable Growth & Agricultural Preservation Act of 2012 (septic bills), the "ber" classification system, and the relationship to future annexation of adjacent lands.	OK	
	Pellegrino	Page LU-5, last paragraph:		Is this needed? Delete entirely?	Ok, we can delete this.	
	Armstrong	LU-6	Proposed Land Use Classifications paragraph 1	hyphenate mixed-use... is more compatible with the surrounding development than mixed-use.	? I can't find this. LU-6 is "Naval Support Facility Indian Head - Joint Land Use Study"	Leave as is.
	Pellegrino	Page LU-6 2nd Paragraph:		Change 1st sentence to "The Town of Indian Head supports the findings ...?"	OK	
	Pellegrino	Page LU-6, last paragraph ADD:		"This map indicates that the Town lies entirely within the identified Military Awareness Area as well as the identified Moderate Noise Level Area." Expand discussion of these areas? NOTE: Additional language should be inserted here identifying key recommendations of the JLUS for compatibility ... i.e. see Charles County Comprehensive Plan pg. 3-15.	OK	
	Armstrong	LU-7	Future Land use paragraph 1	within the Resource Conservation Area of the (remove extra space between Area of)	? I can't find this. LU-7 is Land Use Development Process and Land Use Goals.	
	Pellegrino	Page LU-7, 1st Paragraph, 1st sentence:		Rewrite "As provided for in the State of Maryland Land Use Article, land use development regulations may be made in accordance with this Plan designed to, among other things, secure public safety ... natural resources, and promote good civic design." ADD: These development regulations include but are not limited to the following: - Zoning Ordinance - Subdivision Regulations CBCA IHJLUS	OK	
	Pellegrino	Page LU-7, 1st Paragraph, 2nd sentence:		"Upon adoption of this Comprehensive Plan, review of these and other Land Development Ordinances shall take place ..."	OK	
	Pellegrino	LAND USE GOALS		should read LAND USE GOAL	OK	
	Pellegrino	Page LU-7, 4th Paragraph, last line:		DELETE "declining".	OK	
	Armstrong	LU-8	2nd paragraph	fix typo "at the west end fo Town" (of Town)	? I can't find this.	Scott will check on the typos
	Armstrong	LU-8	last paragraph	fix typo "as being withing" (within)	? I can't find this.	Scott will check on the typos
	Sampson	LU-9	paragraph 2	Typo capitalize Federal	? I can't find this.	Scott will check on the typos
	Sampson	LU-9	paragraph 2	Typo capitalize North	? I can't find this.	Scott will check on the typos
	Sampson	LU-9	paragraph 2	Typo capitalize South	? I can't find this.	Scott will check on the typos
	Sampson	LU-9	paragraph 2	Type, change whiting to withen	? I can't find this.	Scott will check on the typos
	Armstrong	LU-10	first paragraph above map	Should it read delineating a Military Awareness Area and noise level contours as shown below.?	? I can't find this.	Scott will check on the typos
Land Use	L. Keenan	2	Land Use Development Process	CBCA and IHJLUS need to be defined before being used.	pg LU-7 - ? I can't find this.	Will define.
Land Use	L. Keenan	2	Land Use Goals	Will use of All Caps be removed before final version is released?	pg LU-7 All capital letters are proposed to be used for subheading titles.	Leave in caps.
Land Use	L. Keenan	3	Land Use Goals #5	Define SHA	pg LU-7 OK	

Town of Indian Head Comp Plan Updates
 Planning Commission Comments



Item #	Reviewer	Page	Section #/Bullet #	Comment (Revision/Reason)	Staff Response	Reviewer Response
Land Use	L. Keenan	2	Paragraph 2 - annexation	I have concerns discussing the Town annexing the entire NSF Indian Head footprint. The Department of the Navy has no plans to close NSF Indian Head at this time.	for discussion	Commission agreed to keep this in the Comp Plan.
Land Use	L. Keenan	8	Future Land Use	A map would be helpful here to show areas of increase. It's somewhat difficult to visualize that with text only.	pg LU-4 for discussion	Make map if possible.
Land Use	L. Keenan	9	Paragraph 3 - annexation	Same concerns regarding annexation. To answer Mary Armstrong's question, the Navy owns the property on which NSF Indian Head (and Stump Neck) are located.	OK	
Land Use	L. Keenan	10	JLUS implementation	Paragraph 2 should read "...copy of the JLUS can be reviewed..." JLUS Study is redundant.	OK	
Land Use	L. Keenan	10	3rd Paragraph	Phrase military awareness map sentence – tense conflicts	? I can't find this.	Change is to are.
	Pellegrino	Land Use Chapter General Comments		Discussion of the Land Use implications of the ULI Study? Perhaps add reference to associated County Regulations/Plans for coordination? - Comp Plan - Zoning Ordinance Comprehensive Water Sewer Plan Bicycle and Pedestrian Plan Education Facilities Plan Hazard Mitigation Bryens Road Plan	for discussion	Revisit