

Indian Head Planning Commission Meeting Minutes
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October 26, 2022

Chair Armstrong called the Planning Commission meeting to order at 5:51pm. Members in attendance:

Mary Armstrong, Chair
Wayne Higdon
Brian Israel
Anthony McFarland

Staff in attendance:
Mark Harman, Zoning Administrator
Andrea Brady, Town Clerk

Public Comment – Chair Armstrong opened the floor for public comment, there being no comments
Chair Armstrong moved to the next agenda item.

Oasis Grocery: Subdivision & Improvement Plan Application – Chair Armstrong brought shared a map of the listed properties. There is a typo on the application, 4155 should be changed to 4115. Mr. Harman asked the applicant to provide insight into the short term and long term intent of the project.

Mr. Olekson of Barret & Associates spoke about the project. Mark and Marilyn Steele, owners of Clarity Coffee House, are doing the current proposed project which is the rehabilitation of the Algonquin building into a grocery store with residential units above. Behind the buildings there are a number of dilapidated homes that will be torn down and the area will be turned into a parking lot and a community garden/park area. The intent is to build a sense of community in the area.

Mr. Olekson shared his screen to show a larger scale of the site plan, and reviewed the project plans with the Commission. There will be an addition on the Algonquin building to provide the necessary room for the grocery store. The building will become a mixed use with both commercial and residential elements. To the rear of the property there are areas for stormwater management, a path that comes to the community garden area, and there will be a parking area.

Mr. Steele shared that it will be 7 workforce affordable residential units, a grocery store and an ice cream counter with some streetscaping out front.

Mr. Harman stated that this is a rehab project. It is beneficial for everyone and will remove some properties that are currently an eyesore. This project will bring increased greenspace and curb appeal. From Mr. Harman's perspective of the codes, he would give the project two thumbs up.

Mr. Gordon asked if the building currently housing the pharmacy will be affected. Mr. Olekson explained that the building will not be affected. Mr. Steele stated they are working on an agreement with the pharmacy to prevent any competition and help increase the pharmacy's foot traffic.

Chair Armstrong stated that if this is similar in any way to the work done on the Pentagon Suites, the revitalization of that property has been stunning. Chair Armstrong expressed her gratitude for the Steele's helping bring much needed revitalization.

Mr. Israel suggested moving to a motion to get this project moving forward as quickly as possible and expressed his gratitude for the work being done by the Steeles and what they are adding to the community.

Mr. Higdon made a motion to approve the submitted plans. Mr. Gordon seconds the motion. All in favor. Motion carried.

Alan Gantt: Request to discuss 77 Poplar Lane – Mr. Gantt will come before the Planning Commission once documents on the project are received.

With no further discussion, Chair Armstrong adjourned the meeting at 6:04pm.

Submitted by:

A handwritten signature in cursive script that reads "Andrea Brady". The signature is written in black ink and is positioned to the right of the printed name.

Andrea Brady
Town Clerk