

**PLANNING COMMISSION
ZONING ORDINANCE
PUBLIC HEARING MINUTES
Wednesday, May 21, 2025
GoToMeeting**

Chair Armstrong called the Public Hearing to order at 5:33 p.m. Those in attendance were:

Mary Armstrong, Chair
Wayne Higdon
Thomas Gordon
Brian Israel
Mark Harman, Zoning Administrator
Andrea Brady, Town Clerk

NUMBER OF CITIZENS AND GUESTS IN ATTENDANCE: 4

The purpose of the Public Hearing is to receive comments from the Town's residents regarding the proposed revisions to the Zoning Ordinance Critical Area Regulations. The draft Ordinance has been available for review on the Town's website, www.townofindianhead.org. The Town had an open period of public comment for residents unable to attend this evening's hearings, any comments received will be read under the public comment portion of this evening's agenda. The public are able to join the hearing on the GoToMeeting platform or via phone.

Zoning Administrator, Mark Harman provided his staff report and reviewed the draft ordinance. (*See attached.*) Tonight's hearing is about the text amendment to the Critical Area portion of the Zoning Ordinance. This language was developed by the Critical Area Commission and given to the Town to adopt. Following the necessary hearings and ordinance this will go back to the Critical Area Commission for their final approval to move forward. Mr. Harman did reach out to them when the process began to make sure we were following their proper procedures, at that time they requested to see the text amendment for a cursory review for any red flags. At that time, they were comfortable with the language provided for the process to move forward. The amendment has to do with development and how the Town moves forward with that and the growth application which will be reviewed during the regular meeting.

Mr. Harman received no comments prior to this evening's hearing from outside organizations.

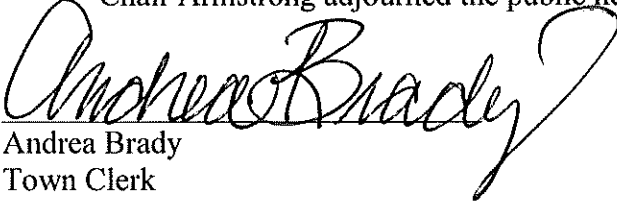
Town Clerk Brady did not receive any public comments prior to the hearing. Chair Armstrong opened the floor to public comment by those in attendance, there being none, Chair Armstrong moved into the Planning Commission discussion.

Mr. Gordon asked what properties this would affect. Mr. Harman stated this would affect any property located within the Critical Area. Mr. Gordon asked what this change will allow developers to do that they currently are not able to do. Mr. Harman

spoke about the growth allocation that is associated with the Critical Area. As developers ask to utilize those acres, once that number reduces to zero we would be required to request an additional allocation from the Critical Area Commission. It does not have a strong impact on what developers will be doing. Mr. Harman explained the request process when an increase in acreage is required.

Chair Armstrong asked for a motion to recommend that the Town Council move forward with the adoption of the Ordinance to make the proposed text amendment to the Zoning Ordinance. Brian Israel made the requested motion. Wayne Higdon seconds the motion. Motion carried.

Chair Armstrong adjourned the public hearing at 5:45pm.



Andrea Brady
Town Clerk