

**Indian Head Planning Commission Meeting Minutes**  
**Indian Head Pavilion**  
**March 18, 2015**

Michael Pellegrino called the Planning Commission meeting to order at 7:02p.m. Members in attendance:

Michael Pellegrino, Chairman  
Warren Bowie  
Wayne Higdon  
Richard Parks, Zoning Administrator  
Ryan Hicks, Town Manager  
Andrea Brady, Clerk

Approval of Meeting Minutes for January 20, 2015 – Michael Pellegrino requested a motion to accept the January 20<sup>th</sup> minutes as presented. Warren Bowie made a motion to accept the minutes as presented. Wayne Higdon seconds the motion. Motion carried.

Zoning Ordinance: TCMX Requirements – Richard Parks prepared a memorandum for the Planning Commission listing the elements from the TND Floating Zone that he feels have merit and could be included in the Supplemental Regulations as requirements for the TCMX zone. The Commission reviewed items A through Z included in the memorandum. Warren Bowie made a motion to incorporate all of the elements listed in the memorandum into the requirements for the TCMX zone. Wayne Higdon seconds the motion. Motion carried.

The Commission reviewed Michael Pellegrino's email about TCMX suggestions. Mr. Pellegrino suggests incorporating Comprehensive Plan Implementation Strategies for design guidelines and standards by making reference to the Design Guidelines in Appendix 'A' of "The Plan for The Future Downtown" document. Richard Parks felt the Design Guidelines could be added as a reference under the TCMX Supplemental Regulations. Warren Bowie made a motion to reference the Design Guidelines in Appendix 'A' of "The Plan for the Future Downtown" document in the Supplemental Regulations for the TCMX zone. Wayne Higdon seconds the motion. Motion carried.

Michael Pellegrino's email also suggested incorporating incentives for higher quality development, using the Town of Sykesville's Developer Incentives as a guide. Richard Parks mentioned to the Commission that at this time developers are not taking advantage of the current incentives offered by the Town but additional incentives can be added if that is the Commission's decision. After review of Sykesville's incentives it was the consensus of the Commission not to add additional incentives at this time.

The Commission discussed the possibility of including a Historic District or Historic District Overlay Zone. Richard Parks feels to set a Historic District or Overlay Zone would require research and discussion. The Commission will discuss it further when the start reviewing the Comprehensive Plan.

Mr. Pellegrino's email also discussed the status of the Sustainable Community Designation for the Town and how sustainable strategies could be incorporated into the TCMX zone and possibly including the requirements of the International Green Construction Code. Michael Pellegrino shared with the Commission that the State has adopted the International Green Construction Code. Town Manager Hicks reported that the Town has a Green Team in place who is working on the Town's sustainable designation with Vice Mayor Rice. The Town is aware that the IGCC will need to be adopted.

The final item on the email was about the Town's requirement that all Planning Commission members be residents of the Town. While it is believed that this is not a requirement listed in article 66B, Mayor and Council made the decision several years ago that the Commission members would have to be Town residents. Michael Pellegrino suggested that the Mayor and Council may want to consider opening membership up to business owners in the Town as well.

The next item the Planning Commission will start to work on is the land use section of the comprehensive plan to make it cohesive with the zoning map/ordinance changes.

Town Updates – Town Manager Hicks reported that the Ely family is currently working with a legitimate developer, and based on conference calls he has been involved in it seems to be a partnership not a sale of the property. Town Manager Hicks has recently called Joseph Ely for an update on the progress and is waiting for a response. There is no further movement at the Grinder property. 100 Bertha Circle has been removed by the Town. Town Manager Hicks and Code Enforcement Officer Richard Wilcher recently went back to court on the Wamsley properties. The judge gave Mr. Wamsley a 45 day extension. If Mr. Wamsley does not complete the work within 45 days the judge will move to the next step in contempt charges. Richard Parks reported that the Boardwalk project has the bid date of May 28<sup>th</sup>.

Michael Pellegrino adjourned the meeting at 7:59pm.

Submitted by:

  
Andrea Brady  
Town Clerk

5/7/15  
Date