

Indian Head Planning Commission Meeting Minutes
Indian Head Pavilion
May 7, 2015

Michael Pellegrino called the Planning Commission meeting to order at 7:01p.m. Members in attendance:

Michael Pellegrino, Chairman
Warren Bowie
Wayne Higdon
Anita Sampson
Ryan Hicks, Town Manager
Andrea Brady, Clerk

Approval of Meeting Minutes for March 18, 2015– Michael Pellegrino requested a motion to accept the March 18th minutes as presented. Warren Bowie made a motion to accept the minutes as presented. Wayne Higdon seconds the motion. Motion carried.

Approval of Public Hearing Minutes for April 15, 2015- Michael Pellegrino requested a motion to accept the April 15th minutes as presented. Wayne Higdon made a motion to accept the minutes as presented. Anita Sampson seconds the motion. Motion carried.

Michael Pellegrino and the Commission discussed the results of the May 5th election and Mayor and Council's approval of Mr. Fernandez's request for a zoning map amendment for parcels 69 and 70A.

Michael Pellegrino reviewed a memo from Richard Parks with the Commission. Mr. Parks plans to have an updated draft of the zoning ordinance available for the June Planning Commission meeting at which time the Commission will have the opportunity to review it. If the Mayor and Council approve the zoning map as recommended by the Planning Commission it will require a change in the Comprehensive Plan for land use to be consistent with the new zoning map. Minimum required changes would include: Land Use Element, Future Land Use Classifications Table LU-3, and Proposed Land Use Map, and Municipal Growth Element, Tables MG-4, MG-5, MG-6, MG-7 and the Future Development Map. Mr. Parks included a list of some other sections the Planning Commission may want to update if the minimum requirements changes are needed. The other sections include the introduction of the Comprehensive Plan by removing "Article 66B" and replacing it with "Maryland Land Use Code", strengthening Economic Development Element and goals, and update Water Resource Element to include new well 6R and removing well 5 and potential new well 3. Mr. Parks suggested that the Planning Commission should review the Comprehensive Plan and decide which changes it would like to recommend to the Mayor and council. At some point the subdivision ordinance needs to be updated as well. Mr. Parks feels the Commission should decide on priorities and time frames for updating both the Comprehensive Plan and the subdivision ordinance.

Comprehensive Plan: Land Use – The Commission reviewed the Land Use section of the Comprehensive Plan and discussed the prior zoning map changes. The Commission agreed they

need to get clarification on the zoning map and need updates numbers in order to revise the tables. Warren Bowie pointed out a couple of cosmetic changes on the first page of the document. In the 5th paragraph sight needs to be changed to site, and the old high school needs to be changed to the old elementary school. The Commission requested that Richard Parks prepare a list of vacant land with the amount of acreage and zoning for Table LU-1.

The Commission discussed the density in the Comprehensive Plan and that it will need to match the zoning ordinance. The Commission reviewed the Policies and Implementation strategies listed in the Land Use section of the Comprehensive Plan. If the Commission decides they want to move forward with having a historic district it will require a lot of research. The Commission discussed possible historic areas in Town and debated the benefit of having historic districts and what the criteria would be.

Michael Pellegrino said the Commission will reconvene on this topic when Richard Parks is present, and requested a digital copy of the Maryland Land Use Code be sent to all of the Commission members.

Town Updates – Town Manager Hicks gave an update on the Wamsley properties. The Planning Commission requested copies of the most up to date crime statistics for the Town. Town Manager Hicks reported that Mayor and Council will be getting an update from Gary Hodge, the Town's Economic Development contractor on May 26th at the next work session. The Commission requested that Mr. Hodge attend the July Planning Commission meeting to provide them with a briefing on this plans/efforts in case in may impact their zoning ordinance decisions in some way. Town Manager Hicks gave dates for the upcoming Boardwalk project. The project is officially out to bid, the pre-bid meeting will be held on May 26th and the bids are due on June 25th. The Town has asked for an easement on the Parran Lane property to make construction of the Boardwalk easier. The Commission and Town Manager Hicks discussed maintenance for the Boardwalk as well as policing and fire response. Town Manager Hicks does not know of any potential projects for the Post property at this time. And the Town Manager as well as the Mayor and Council, County Sheriff, and County Commissioners signed a letter of support for the Ely family to show support for the development of their property. Warren Bowie mentioned that at a recent NARFE meeting Peter Murphy mentioned that the Base in Pax has an agreement with the contractors that requires they be within a certain distance of the base. This type of agreement may be worthwhile to look into since the Elys used to have several tenants from the Base.

Michael Pellegrino adjourned the meeting at 7:53pm.

Submitted by:


Andrea Brady
Town Clerk

6/3/15
Date