

Indian Head Planning Commission Meeting Minutes
Indian Head Senior Center
August 19, 2014

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

Rick Allen, Chairman
Warren Bowie
Mary Thompson *Excused*
Wayne Higdon
Michael Pellegrino
Thomas Blake Sr.
Richard Parks, Zoning Administrator
Ryan Hicks, Town Manager
Andrea Brady, Clerk

Approval of Meeting Minutes for July 15, 2014 – Rick Allen requested a motion to accept the July 15 minutes as presented. Warren Bowie made a motion to accept the minutes as presented. Wayne Higdon seconds the motion. Motion carried.

Chairman Rick Allen reminded everyone that Mr. Fernandez owns 4145 Indian Head Highway and he spoke with the Planning Commission awhile back about wanting to turn the properties he owns behind 4145 Indian Head Highway into a parking area. The current zoning map and ordinance do not allow this use. When Mr. Fernandez spoke with the Commission they unanimously agreed that his request was a good idea. In order to allow Mr. Fernandez to construct his parking area it was suggested by Richard Parks that the Commission consider changing 10.100 on the Zoning Districts Table to allow the parking area in the current R2 zoning since the Commission is still working on final changes to the Ordinance and map. Warren Bowie made a motion to change 10.100 of the Zoning Districts Table to permitted in R2. Thomas Blake seconds the motion. Motion carried. Rick Allen requested that Town staff write a memo from the Commission to Mayor and Council about the requested change so they can vote on it at their next meeting.

Annual Report – The Planning Commission reviewed the Annual Report. Michael Pellegrino pointed out a correction that needed to be made on page 7 graph that stated new homes 32%. Richard Parks did confirm that there were no new homes and the graph should show home additions 32%, new homes 0%. The Commission discussed the Trailhead Plaza project that was listed in the report. Michael Pellegrino made a motion to approve the report as corrected. Thomas Blake seconds the motion. Motion carried.

Zoning Ordinance: Article XI & Zoning Districts Table – 7.200 Nursing Facility, Handicapped or Infirm Institutions change to not permitted in R1, R2, and RM, P in TCMX, P in CG and Public Institution.

Michael Pellegrino expressed concern about not permitting 5.200 Churches, Synagogues and Temples in residential zoning districts but allowing lodges. Richard Parks pointed out that on the zoning map the Moose Lodge is zoned TCMX.

5.400 Social, Fraternal Clubs, and Lodges, Union Halls and Similar is permitted only in TCMX and CG.

7.300 Assisted Living Facilities (Other than Halfway Houses) Where Mentally Ill People are confined permitted in TCMX and CG only.

The Commission discussed how to define large and small assisted living and group homes. The general consensus was a small facility would be 4 to 8 people anything over 8 would be considered large unless the State provides a number for small and large facilities, then the Town will follow the State.

Page 11.22, Section 1148 Group assisted living facility outlines conditions for assisted living/group homes.

The Commission decided to permit small assisted living/group homes in residential zoning districts.

1.410 will be changed to say Assisted Living Facilities, Small and will be permitted in residential zoning districts. 7.300 will be changed to Assisted Living Facilities Large, and 7.400 Group Homes Large will be added and will be permitted in TCMX and CG.

8.200 Restaurant, Fast Food will be changed to permitted in TCMX.

No changes to 9.000 Motor Vehicle Related Sales and Service Operations.

10.100 Automobile Parking Garages or Parking Lots Not Located on a Lot on Which there is Another Principal Use to Which the Parking is Used for will be temporarily changed to permitted in R2, and will be changed to SE in TCMX.

The Commission discussed the parking of commercial vehicles in Town. Town Manager Hicks read a portion of the Town Code which prohibits parking commercial vehicles in Town.

The Commission will start with 11.000 of the table at the September meeting. Appointment of a new Chair will also be added to the agenda.

Town Updates – Grinder is still working on the restaurant. Gary Hodge has been speaking with the Ely family and the County. The Town has previously spoken with the Ely family in reference to the Sheriff's Department building but there has been no movement. The Town will be going back to court on the Wamsley properties, and is working on 304 Indian Head Avenue, and 4720 Strauss Avenue. The Trailhead Plaza and the Connector Trail is almost finished. Town Manager Hicks has spoken with Delegate CT Wilson about some things he would like to do in Town.

There being no further comments, Rick Allen adjourned the meeting at 8:18pm.

Submitted by:


Andrea Brady
Town Clerk

Date

9/16/14