

Indian Head Planning Commission Meeting Minutes
Indian Head Pavilion
November 18, 2014

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

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

3 North First Street: Shed – Richard Parks told the Commission that the shed will be placed in front of the State Farm building on First Street, it will be 14 feet wide and 28 feet long, it will be placed in 2 parking spaces in front of the business, it is a wooden style Amish built shed, it will have a 9 foot garage door and the color will match the building. The shed is before the Planning Commission because it is in the Highway Overlay Zone. The owner of the State Farm building, Dave Dixon said the structure is more like a garage but will be used for storage of goods. It will be a permanent installation and will have security lights on the outside. The light will face the building to prevent a glare on the road. There will be no signage on the shed, and the trailer that is currently in the parking lot will be removed. The shed will take up 2 spaces but will leave ample parking that will meet parking requirements. Hertzler's will be building and installing the shed, the structure will have a floor and no foundation is needed. The Commission debated the requirement of brick on stone on the exterior of the structure, but since the requirement is not included in the current zoning ordinance that requirement will not be enforced. Wayne Higdon suggested putting an alarm on the structure to prevent theft. Warren Bowie made a motion to approve the shed. Wayne Higdon seconds the motion. Motion carried.

Approval of Meeting Minutes for October 21, 2014 – Michael Pellegrino requested a motion to accept the October 21 minutes as presented. Warren Bowie made a motion to accept the minutes as presented. Wayne Higdon seconds the motion. Motion carried.

Zoning Ordinance: Article XI & Zoning Districts Table – Richard Parks told the Commission a big element that still needs to be discussed is what to do with TCMX. The current Ordinance doesn't required commercial in TCMX but the Commission has previously discussed mandating that in the revised Ordinance. The Traditional Neighborhood Development (TND) Floating Zone also needs to be discussed. The section included in the last draft is patterned after La Plata's TND Zone. The TND Floating Zone would be within the TCMX use district. To qualify for the TND Floating Zone there would need to be at least 10 acres or more and would allow multiple types of housing and allow commercial development. The floating zone would have to be approved by Council and the plan would have to be approved by the Planning Commission. Michael Pellegrino suggested combing TCMX and TND into one zone. Richard Parks explained that TMCX was devised to provide flexibility where as TND provides more structured requirements. Vice Mayor Rice and Town Manager Hicks felt that too many requirements/restrictions will prevent development. Vice Mayor Rice encouraged the Commission to keep the ordinance flexible. Michael Pellegrino suggested that the Commission may want to look into Leonardtown's ordinance. Since no consensus was being reached on TCMX and TND Chairman Pellegrino tabled the discussion until the January meeting.

The Commission discussed Town assets such as water access and the need for roof tops to attract commercial development. Town Manager Hicks mentioned Gary Hodge helping the Town move forward with the funding for the Boardwalk project, and when Mr. Hodge reaches a point where he has a

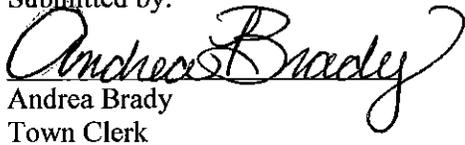
preliminary plan together for economic development it would be beneficial for him to come speak with the Planning Commission. The Commission discussed the Town's Economic Development Commission and the impending abolishment. EDC member, Dave Dixon agreed with the Town's ordinance to abolish the EDC. Mr. Dixon shared with the Planning Commission that the EDC should be dissolved until it can be effective, and the Town moving forward with Gary Hodge is a great idea. The Commission discussed the vision plan that was put together several years ago.

Town Updates – Town Manager Hicks believes that Washington Gas will complete the installation of the gas lines next week.

Warren Bowie asked Town Clerk Brady to look into changing the night the Planning Commission meeting is held.

Michael Pellegrino entertained a motion to adjourn. Wayne Higdon made a motion to adjourn. Warren Bowie seconds the motion. Motion carried. The meeting adjourned at 8:28pm.

Submitted by:


Andrea Brady
Town Clerk

1/20/15
Date