

**TOWN COUNCIL WORK SESSION MINUTES**  
**Teleconference via GoToMeeting**  
**Wednesday, April 26, 2023**  
**3:30pm**

Mayor Paulin, Vice Mayor Sitoula and Councilwoman Grumbine met in work session via teleconference on Wednesday, April 26, 2023. Also, in attendance Town Manager Ryan Hicks, and Town Clerk Andrea Brady.

Proposed Zoning Ordinance Changes – Mayor Paulin is suggesting the following changes to the Zoning Ordinance, remove the existing 60ft height restriction within the TCMX zone and changes to the “Official Table or User regulations by zoning districts” (pg 157-159) to include changing 2.111.1 (Auto stores), 2.111.4 (Department stores), 2.1115 (alcoholic Beverage sales) , 3.210 (Plumbing, Mechanical contractors), 3.220 (Furniture repair and sign painting), 6.110 (indoor entertainment like Movies, gyms, pool halls etc.) , 6.122 (Movie theatres), 7.100 (Medical facilities exceeding 10,000sqft) , 8.300 (Taverns, bars, drinking establishments), 9.100-9.600 (Motor vehicle related sales and service operations), 12.100 (Veterinary), and 19.100 (farmer, flea, craft, and produce market) to “Permissible uses” within the TCMX zone and making 4.210 (Machine Shops, ironworks, Industry) and 12.200 (Dog Kennels) “Special exemptions” within the TCMX zone.

ARRO Engineering provided the following suggestions, if the 60 ft height restriction were to be removed, essentially there would be absolutely no limit on the height of a building. They recommend at least keeping some limit on height, whether that is 10’ or greater and anything over that set limit could be considered and approved under a special exception. After referencing the tables for the listed uses, ARRO stated some of the proposed activities such as Auto Stores, Department Store are allowed already by special exception. It was their opinion that having all the uses allowed under special exception allows the Town to have a little more control as to what TCMX will look like. ARRO felt the largest question that needs to be asked is what the vision is for Indian Head, and does the Town want to have an auto parts store next to a movie theater next to a plumbing shop followed by a bar. ARRO’s question was if the Town is looking to just attract any and all businesses in TCMX which would be the intention of making these activities all “Permissible Uses”

The Council discussed the proposed changes and the input received from ARRO. Mayor Paulin made his suggestions based on the ULI study in reference to the height restriction, he did agree with ARRO’s suggestion on the height restriction, Council was in agreement. Mayor Paulin felt the answer to the question in reference to uses would be yes, they would want to make it flexible to all businesses. Vice Mayor Sitoula talked about the importance of having consistency with development and the ability to limit things through certain mechanisms. Mayor Paulin spoke about the hoops required for people to open certain businesses within the TCMX zone and he feels it is important to be more “business friendly”, and spoke about if the existing Veterinary Clinic decided to move to a different space in Town, they would currently have to go through the BZA for a special exemption, and he feels there are several uses that should be permissible and he feels this would increase consistency. Vice Mayor Sitoula suggested researching other municipal requirements for special exemptions before moving forward. Mayor Paulin does not feel it would be right for some businesses to potentially be denied by the BZA when they are businesses that should be permissible. The Council further discussed the table of uses in the Zoning Ordinance.

Mayor Paulin’s goal is to make it easier for businesses to open in Indian Head and show that we are business friendly but also mentioned protections in place to prevent businesses the Council would prefer

not to see. Vice Mayor Sitoula suggested doing further research and looking into other municipalities first. Councilwoman Grumbine asked for further review and discussion of the table.

The Council will discuss this topic further at the May work session.

Finn's Fierce Fight – The Council and Town Manager Hicks received an email from Sue Greer in reference to Finn Cusick, a 9-year-old Southern Maryland resident who is battling Diffuse Intrinsic Pontine Glioma (DIPG). DIPG is a rare disease and May 17<sup>th</sup> is DIPG Awareness Day. The Council agreed to adopt a proclamation at the May Town Meeting recognizing May 17<sup>th</sup> as DIPG Awareness Day in hopes of bringing attention to this rare but aggressive brain tumor.

O-Go Sales Company Inc. Proposal – O-Go Sales provides carnival style games and prizes for events. They have put together a proposal for the Town's 4<sup>th</sup> of July celebration totally \$3,600. This will include set up and running of all games and they will have prizes for each game. People who wish to play will have to pay a per game charge and the money will go directly to O-Go sales. This could provide another activity for people in attendance at the 4<sup>th</sup> of July event. The cost would cover their expenses, and they would keep all money made from the games to make it financially feasible for the company. Town Manager Hicks knows it is not an ideal situation but next year we could negotiate a better proposal once the company has seen how the event goes. Council agreed to move forward with the proposal. There was discussion on if they will require cash or credit card for people to play. Town Clerk Brady will follow up with the company and get back to Council with the response.

Pomonkey High School Alumni Association, Pavilion Request – The Pomonkey High School Alumni Association has requested a waiver of the rental fee for the pavilion for their upcoming scholarship event. Council approved the waiver and requested information on how the scholarship funds are distributed.

May Town Meeting Agenda – No changes or additions.

Roundtable:

Mayor – There will be a parade on May 6<sup>th</sup> celebration the Lackey Girl's Basketball Team State Championship.

Vice Mayor – Requested an update on the benches for the Boardwalk. Town Manager Hicks said the Town is looking into getting benches for the Boardwalk as well as several parks. The Town will also be upgrading picnic tables. The Town has been receiving concerns from the HOA in Riverwatch in reference to cameras for the Boardwalk but have not expressed what the need is to have them installed. Public Works has not come across any issues when they go on site every day. Mayor Paulin has spoken with Officer Quigley who lives in the area, but he has found no issues on his patrol checks. Councilwoman Grumbine suggested it could be because of people going to the Boardwalk afterhours. The Council discussed the tone and frequency of the emails being received. The Council discussed the parking situation in the Riverwatch neighborhood.

Councilwoman – None.

Town Manager – None.

Town Clerk – Reminded Council about the scheduled swearing in ceremony on May 9<sup>th</sup> at the courthouse.

Mayor Paulin adjourned the meeting at 4:01pm

  
Andrea Brady, Town Clerk

