

# **Garrett County Planning Commission Minutes**

## **May 5, 2021**

### **I. Call to order**

Tony Doerr called the regular meeting of the Garrett County Planning Commission to order at 1:45 pm on May 5, 2021 in the Commissioners Meeting Room in the Garrett County Courthouse.

### **II. Attendance**

The following Commission members were present: Tony Doerr, Jim Hinebaugh, Bruce Swift Bill Weissgerber and Jeff Messenger. Planning staff included Bruce Metz and Chad Fike.

The following persons from the public were present: John Sanders and Samantha Gravelle

### **III. Approval of minutes from last meeting**

The minutes were approved as presented.

### **IV. Reports of Officers- None**

### **V. New Business**

#### **a) Zoning Appeals Cases**

- **SE-491** - an application submitted by Eby Real Estate LLC for a Special Exception permit for a single-family home, six-bedroom Transient Vacation Rental Unit (TVRU). The property is located at 874 White Oak Drive, tax map 59, parcel 71 and is zoned Lake Residential 1. The Planning Commission offered no formal comments.
- **VR-815** - an application submitted by Kerry & Sarah Sundstrom for a Variance to allow the construction of a new accessory garage to within 5' of the front property line. The property is located at 115 Winslow Lane, tax map 67, parcel 463 and is zoned Lake Residential 1. The Planning Commission offered no formal comments.
- **VR-816** - an application submitted by Charles & Marta Evans for a Variance to allow the construction of a residential addition to within 17' of the front and 10' of the side property lines. The property is located at 208 Upper Penn Point Drive, tax map 66, parcel 154 and is zoned Lake Residential 1. The Planning Commission offered no formal comments.

- **VR-813** - an application submitted by David Kim for a Variance to allow the construction of a pool and enclosure beneath an existing deck to within 1' of the rear property line. The property is located at 19906 Garrett Highway, tax map 58, parcel 260, grid 16 and is zoned Town Center. The Planning Commission offered no formal comments.
  - **SE-492** - an application submitted by Silo Farm, LLC for a Special Exception permit to operate a catering facility or banquet hall. The applicant proposes to schedule events such as weddings, family reunions, musical performances, dinner theaters and other activities. The property is located at Boy Scout Road, tax map 66, parcel 484 and is zoned Lake Residential 2. The Planning Commission offered no formal comments.
  - **SE-493** - an application submitted by Deep Creek Mastercraft & Sports for a Special Exception permit to allow the establishment and construction of three indoor boat storage buildings and one office and maintenance building. The property is located along Garrett Highway at tax map 58, parcel 90 and is zoned Lake Residential 1. The Planning Commission offered no formal comments.
  - **SE-485** - an application submitted by John and Kristi Newsome for a Special Exception for an Electric Power Generating Solar Array. The property is located at 3573 Sand Flat Road, tax map 66, parcel 76 & 506 and is zoned Lake Residential 2. The Planning Commission discussed the case and noted that they are in the process of amending the Deep Creek Watershed Zoning Ordinance to adopt solar regulations. The Commission then unanimously approved a motion advising the Board of Appeals to take public input into consideration.
- b) **North Camp Ridge Section 5 Final & Record Plats** - NLP of Maryland, LLC submitted Final and Record Plats for North Camp Ridge, Phase 3D, 3E, 3F & 3G, Section 5 (47 total lots) of the Wisp Resort PRD. The property is located off North Camp Road on Map 49, Parcel 128 in a Rural Land Classification. The Planning Commission reviewed and then granted approval of the Final Plat by a unanimous vote.
- c) **Comprehensive Plan Update**- Planning Commission members agreed that they needed more time to review the Draft Comprehensive Plan recently provided by AECOM. The Commission directed Mr. Fike to forward the draft for review by the State Clearinghouse and adjoining jurisdictions.

**VI. Next Meeting** – June 2, 2021

**VII. Adjournment**

Tony Doerr adjourned the meeting at 2:20 pm.

Minutes respectfully submitted by Chad Fike, Assistant Director