

Garrett County Planning Commission Minutes August 4, 2021

I. Call to order

Tony Doerr called the regular meeting of the Garrett County Planning Commission to order at 1:30 pm on August 4, 2021, in the Commissioners Meeting Room in the Garrett County Courthouse.

II. Attendance

The following Commission members were present: Tony Doerr, Bruce Swift, Jeff Messenger and Tim Schwinabart. Planning staff included Bruce Metz, Siera Wigfield and Chad Fike.

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-

- **VR-819** - an application submitted by Neal & Amy Dana for a Variance to allow the construction of a single-family residence to within 24' of the front property line. The property is located at 330 Brant Road, tax map 59, parcel 206, and is zoned Lake Residential 1. The Planning Commission offered no formal comments.
- **VR-820** - an application submitted by Douglas P Dick Trust for a Variance to allow the replacement of an existing single-family residence. The owner proposes to build within the current, prescribed 15' side setback line and to within 25' of an existing neighboring structure. The property is located at 3449 Turkey Neck Road, tax map 67, parcel 153, lot 63A and is zoned LR1. The Planning Commission offered no formal comments.
- **SE-497** - an application submitted by Donald Tobin for a Special Exception permit for a single-family home, six-bedroom Transient Vacation Rental Unit (TVRU). The property is located at 22 Taylor Lane, tax map 49, parcel 143, lot 91, and is zoned Lake Residential 1. The Planning Commission offered no formal comments.

- b) **Rocklick Creek Estates Phase 1B Final Plat-** Cecil Holtschneider submitted a Final Plat of Phase 1B (lots 1-2, 4 & 7) of the Rocklick Creek Estates subdivision. The property is located off Haentfling Road on Map 42, Parcel 2 in an Agricultural Resource Land Classification. The Planning Commission reviewed and then granted approval of the Final Plat by a unanimous vote.

- c) **Staff Updates-** Ms. Wigfield informed the Planning Commission that she has been working on the new Land Preservation Parks and Recreation Plan, including public outreach and an online survey. Mr. Fike informed the Planning Commission that the solar amendments proposed by the Planning Commission in August had been forwarded to the County Commissioners for their review at a future meeting. Mr. Fike also provided a copy of the State Clearinghouse's comments on the Comprehensive Plan that staff and the consultant will be reviewing.

VI. Next Meeting – September 8, 2021

VII. Adjournment

Tony Doerr adjourned the meeting at 1:45 pm.

Minutes respectfully submitted by Chad Fike, Assistant Director