

Garrett County Planning Commission Minutes

December 1, 2021

I. Call to order

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

II. Attendance

The following Commission members were present: Tony Doerr, Bruce Swift, Jeff Conner and Tim Schwinabart. Planning staff included 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-824-** an application submitted by the Pinnacle Homeowners Association for a Variance to allow the construction of a 10' high fence on a 2 - 3' high retaining wall to within 5' of front and 3' of front property lines. The property is located at Pinnacle Drive, tax map 58, parcel 694, grid 18 and is zoned Lake Residential 1. The Planning Commission offered no formal comments.

- b) **Sharpless Waiver Request-** Randall Sharpless requested a waiver from minimum lot size requirements in order to allow a lot line adjustment on his property (Map 75, Parcel 105) located at 244 Mount Zion Road in a Rural Resource Land Classification. The proposed lot line adjustment would resolve a driveway encroachment but would result in Parcel 105 containing less than the minimum lot size of 1 acre. Mr. Sharpless explained that there are site constraints that make it challenging to move the driveway. After discussion the Planning Commission approved the waiver by a unanimous vote.

- c) **Wisp Resort PRD, Highland Adventures Section 3 Final Plat-** Michael Malloy submitted a Final & Record Plat of Wisp Resort PRD, Highland Adventures Section 3, Lots 1, 5 & 7 of the. The property (Tax Map 49, Parcel 154) is located in a Rural Land Classification. The Planning Commission reviewed and then granted approval of the Final & Record Plats by a unanimous vote.

- d) **McHenry Business Park Preliminary & Final Plat**– The Garrett County Commissioners submitted a Preliminary & Final Plat for Lot 4 of the McHenry Business Park. The property (Tax Map 42, Parcel 521) is located in an Employment Center land classification. The Planning Commission reviewed and then granted approval of the Preliminary & Final Plat by a unanimous vote. Approval is contingent on final approval of an entrance permit.
- e) **North Shore East III Final Plat** - Bill Franklin submitted a Final Plat for Lot 28 of the North Shore East III subdivision. The property (Map 67, Parcel 1) is located off North Shoreline Drive in a Lake Residential 1 zoning district. The Planning Commission reviewed and then granted approval of the Plats by a unanimous vote.
- f) **Update on Solar Amendments**- Mr. Fike provided the Commission with an update on proposed solar amendments to the Deep Creek Watershed Zoning Ordinance. The County Commissioners held a public hearing on the amendments on November 4, 2021. The Commissioners can now approve or deny the amendments as proposed, approve them with modification or return them to the Planning Commission for further review.

VI. Next Meeting – To be determined

VII. Adjournment

Tony Doerr adjourned the meeting at 1:41 pm.

Minutes respectfully submitted by Chad Fike, Assistant Director