

Garrett County Planning Commission Minutes

January 5, 2022

I. Call to order

Tony Doerr called the regular meeting of the Garrett County Planning Commission to order at 1:30 pm on January 5, 2022, in the Commissioners Meeting Room in the Garrett County Courthouse.

II. Attendance

The following Commission members were present: Tony Doerr, Bruce Swift, Jeff Conner, Jeff Messenger, Jim Hinebaugh and Tim Schwinabart. The following members of the public were present: Samantha Gravelle. Planning staff included Chad Fike and Bruce Metz.

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-825-** an application submitted by James A. & Kelly J. Steele for a Variance to allow the construction of a new accessory outbuilding to within 12.5' of the front property line. The property is located at 959 Lake Shore Drive, tax map 57, parcel 170, grid 18 and is zoned LR-1. The Planning Commission offered no formal comments.
- **VR-826-** an application submitted by Chau Tran for a Variance to build a new single-family residence to within 21' of the rear property line. The property is located at 175 Red Run Road, tax map 57, parcel 41, grid 17 and is zoned LR1. The Planning Commission offered no formal comments.

b) Wisp Resort PRD, Lodestone Subdivision, Lodestone Village Section, Phase 10A

Preliminary Plat- NLP of Maryland, LLC submitted a Preliminary Plat of Wisp Resort PRD, Lodestone Subdivision, Lodestone Village Section, Phase 10A, Lots 1-24. The property (Tax Map 49, Parcel 143) is located in a Lake Residential 1 zoning district. The Planning Commission reviewed and then granted approval of the Preliminary Plat by a unanimous vote.

c) Update on Solar Amendments- Mr. Fike provided the Planning Commission with an update on solar amendments to the Deep Creek Watershed Zoning Ordinance that were

adopted by the Board of County Commissioners on December 21, 2021. After hearing testimony and reviewing the initial draft of the amendments that were presented at a public hearing on November 4, 2021, the Board had several concerns and requested that Planning staff revise the amendments. The revisions included adding a new definition for Community Solar Energy Generating Systems and making this use be permitted in all districts with a Special Exception and subject to a 100' setback. Commercial or Industrial Solar Energy Generating Systems are no longer permitted in any district. The maximum size limit of 120 square feet for ground mounted accessory solar panels was removed and the panels were made subject to the more stringent setbacks required for the primary use. Non-residential ground mounted accessory solar panels were changed from being not permitted to permitted by Special Exception in all zoning districts.

VI. Next Meeting – February 2, 2022

VII. Adjournment

Tony Doerr adjourned the meeting at 1:49 pm.

Minutes respectfully submitted by Chad Fike, Assistant Director