

**GARRETT COUNTY PLANNING AND LAND DEVELOPMENT OFFICE**

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**MINUTES**

**The Garrett County Planning Commission** held its regular monthly meeting on Wednesday, March 1, 2006, at 1:30 pm, in the Economic Development Meeting Room. Members and guests in attendance at the meeting included:

George Brady  
Ruth Beitzel  
Gary Fratz

Joseph McCrobie  
Jeff Messenger  
Dennis Margroff

John Nelson-staff  
William DeVore-staff  
Edith Brock

1. Call to Order – By Acting Chairman, George Brady, at 1:30 pm.
2. The February minutes were unanimously approved, as submitted.
3. Reports of Officers – None
4. Unfinished Business –  
  
None
5. New Business-

**A. Election of officers and introduction of Joe McCrobie as a new alternate member of the Planning Commission.**

Mr. Nelson, Director of Planning and Land Development introduced Joe McCrobie as a new member of the Garrett County Planning Commission. Mr. Nelson also reminded the Commission that nomination and election of officers should be held because of recent changes to the makeup of the Commission. Acting Chairman Brady recommended that nominations be held at the next regular meeting, on Wednesday, April 5.

**B. Update of the Garrett County Comprehensive Plan.**

John Nelson distributed a draft copy of the Request for Proposal (RFP) for the Garrett County Comprehensive Plan Update. Mr. Nelson requests that all members review

the plan and contact him concerning any additions, changes or clarifications to the RFP before it is advertised next week.

Mr. Nelson briefly described what is incorporated into the plan including a vision statement, land use policy and re-evaluation of the Deep Creek study area, sensitive areas designation, build-out analysis, water and sewer plans, density allowances, designation of scenic protection areas, mineral resources, workforce housing, improvement plans for the McHenry and Thayerville areas, transportation and emergency services, and the pedestrian and bicycle elements of the plan.

**C. Review of Ag-land Preservation District Applications.** John Nelson explained that three (3) applications are set for review to form Ag-land Preservation districts.

1. Petersheim-SY90- This farm is located off of Wes White Road and consists of 68 acres. Ninety percent of the soils on the farm meet the I, II, or III soils classification according to the Soil Conservation Service maps. Three acres of the farm surrounding the farmhouse would be exempt. This farm includes 36 acres of woodland and 29 acres of cropland and pasture. The local Agricultural Review Board recommends approval of the application.
2. Ray and Rachael Miller farm- SY91- This farm is located off of Pleasant Valley Road and consists of 62.77 acres. Ninety-nine percent of the soils on the farm meet the I, II, or III soils classification according to the Soil Conservation Service maps. Three acres of the farm, surrounding the farmhouse would be excluded to provide for an existing business. The property also borders existing Ag-land Preservation districts. The local Agricultural Review Board recommended approval of the application.
3. Abner Swartzentruber- SY92- This dairy farm is located off of Landons Dam Road and consists of 123 acres. Just over sixty-one percent of the soils on the farm meet the soils classification requirement, with the addition of the Woodlands Group soils. The local Agricultural Review Board also recommended approval of the application.

The Planning Commission unanimously recommended approval of the establishment of all three Ag-land Preservation districts, by a 6-0 vote.

**D. Rural Legacy Program.** Mr. Nelson reminded the Commission that funds have been approved for the Rural Legacy program for the Bear Creek watershed for 2006.

## E. Miscellaneous

### 1. **Deep Creek Watershed Zoning Appeals Cases –**

No applications were received for this month; therefore, the Board of Zoning Appeals will not meet in March. The April meeting is scheduled for Thursday, April 19, 2006.

### 2. **Minor Subdivisions –** Mr. Nelson has approved, or is about to approve, a number of minor plats since the last Planning Commission meeting. Copies of the plats were included in the packet mailed to the Commission members.

### 3. **Larry and Reba Mills, Blooming Rose Road, Friendsville, request for waiver from the Subdivision Ordinance-** John Nelson explained that Larry and Reba Mills have requested a waiver from the minimum lot size for a lot at their 5-acre parcel off of Blooming Rose Road. Mr. and Mrs. Mills have a 5-acre parcel that they would like to divide into two lots. The Agricultural Resource land classification in the Ordinance requires a minimum lot size of 3 acres. A waiver of the minimum lot size requirements for the property was denied unanimously, by a vote of 6-0. The Commission feels that the applicant has other available options.

### 4. **Lewis and Marlene Durant request for waiver from Subdivision Ordinance-** John Nelson explained that Mr. and Mrs. Durant have requested a waiver from the minimum lot size per dwelling unit, to add a second trailer to a 1.96-acre lot they own off Spring Glade Road. The mobile home is currently located at the Rockwood mobile home court, at Skippers Point. The minimum lot size according to the Subdivision Ordinance is 3.0 acres. A waiver of the minimum lot size requirement was denied unanimously, by a vote of 6-0. The Commission feels that the application does not qualify for a hardship waiver.

## 6. **Action on Major Subdivision Plats-**

A) **Bear Ridge Subdivision Phase III –** This is a 2-lot preliminary subdivision plan for Tony Artice, off of Malachi Way and Route 42. John Nelson noted that the first two lots of the subdivision were previously approved. The roads are being reviewed by the County Roads department and are not approved, as of this date. One comment suggests that a turn-around be added to the plan. Preliminary plat approval was granted unanimously, by a vote of 6-0, conditioned upon receipt of the required information and approvals.

B) **Lake Shore Vistas –** This is a 40-lot sketch plan for a major subdivision off Lake Shore Drive for Raileywood, LLC. Mr. Nelson explained that this sketch plan for subdivision is near the previously approved Briarwood subdivision. The County Roads department is currently reviewing the road and stormwater plans. The lots will have public sewer. The sketch plan was reviewed and a recommendation was made for

the applicant to check the available site distance at the entrance onto Lake Shore Drive.

- C) **North Glade Meadows**– This plan is a request for preliminary approval of a 20-lot major subdivision, off of North Glade Road being developed by Cabin Run Log Homes. The County Roads department is currently reviewing the roads plans. Submissions have been made to stormwater management and to erosion and sediment control. The county attorney has approved the homeowner’s documents. This is a total redevelopment of the old Bruce Sweitzer subdivision. Preliminary plat approval was granted unanimously, by a vote of 6-0, conditioned upon receipt of the required information.
  
- D) **Kendal Camp Subdivision**- There has been a request for a minor amendment at the Kendal Camp subdivision due to a change to the parking layout, with the addition of a trash collection (compactor) area. This is the only proposed change to the Planned Residential Development (PRD).

The final, record plat for the first phase of the PRD has also been submitted. The final survey includes minor survey changes that are necessary after the construction of the party wall between the first of the 26 duplex units. Final plat approval was granted unanimously, by a vote of 6-0.

- 7. **Next Scheduled meeting** - The next regular meeting of the Planning Commission is scheduled for Wednesday, **April 5, 2006**, in the Economic Development Meeting Room, at 1:30 pm.
  
- 8. Adjournment- 3:00 pm.

Respectfully submitted,

William J. DeVore  
Zoning Administrator

