

GARRETT COUNTY PLANNING AND LAND DEVELOPMENT OFFICE

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MINUTES

The Garrett County Planning Commission held its regular monthly meeting on Wednesday, May 5, 2010, at 1:30 pm, in the County Commissioners Meeting Room. Members in attendance at the meeting include:

Tony Doerr	Ruth Beitzel	Paul Durham
Tim Schwinabart	Fred Holliday	Bill Franklin
Gary Fratz	John Nelson-staff	William DeVore-staff

1. Call to Order – By Acting Chairman, Tony Doerr at 1:30 pm.
2. The April minutes were unanimously approved as submitted.
3. Report of Officers – None
4. Unfinished Business –
 - A. Plan Maryland** - Director of Planning and Land Development, John Nelson, again noted that the Maryland Department of Planning has invited the Planning Commission to participate in a public forum on Wednesday, May 19, at 6:00 pm, at the Lyric Building in Frostburg. The community forum is being held to gain input from Maryland residents concerning a State growth plan called “Plan-Maryland”. Mr. Nelson, Chairman Ellington and Tony Doerr plan to attend the forum. Others are encouraged to attend.
 - B. Public Hearing on Revised Ordinances-** Mr. Nelson notes that the final draft of the Deep Creek Watershed Zoning Ordinance, the Subdivision Ordinance, and the Sensitive Areas Ordinance has been forwarded to the Board of County Commissioners. Mr. Nelson explained that the Commissioners will conduct a public hearing for adoption of the proposed ordinances on this Saturday, May 8, at 9:00 am, at Garrett College. All are invited to attend.
 - C. Maryland Planning Commission Association** – Dues of \$300 are due and the Commission has decided to forgo membership for this year.

5. New Business

A. Discussion on the Planning Commission and Board of Appeals Education Course Material. Commission members are in the process of completing the course material.

B. Public Commentary- None

C. Miscellaneous

1. Deep Creek Watershed Zoning Appeals Cases – A public meeting will be held on Thursday May 20, 2010, at 7:00 pm. at the County Commissioners Meeting Room. The Board request an advisory opinion on the following cases:

a. VR666 - an application submitted by Rauh Brothers, LLC for a Variance to allow an existing addition to a residence that would come to within 13.0 feet of a rear property line, instead of the required 40.0 feet. The property is located at 592 Marsh Hill Road, tax map 50, parcel 330 and is zoned Lake Residential.

The Planning Commission has no comment on this application.

b. VR667 - an application submitted by Lakeside Commercial Properties, LLC for a Variance to allow the construction of a 12-foot wall that would come to within 1.0 feet of a rear property line, instead of the required 35.0 feet. The property is located at 20282 Garrett Highway, tax map 58, parcel 267 and is zoned Town Center.

After discussion, the Planning Commission has no comment on this application.

2. Minor Subdivisions – Approved minor subdivisions have been included in the packet mailed to the Commission members prior to the meeting.

3. Waivers Requests-

a. Bill Franklin of Franklin Trust PSE - are seeking a waiver from the road width requirements of the subdivision ordinance. Mr. Franklin requests that Road C, as shown on the plat entitled “View Lots” be reduced from 18 feet in width, with two-foot shoulders, to 16 feet in cartway width with one-foot shoulders. The waiver request was considered

after approval of a new preliminary plat for “Thousand Acres View Lots”, new 48-lot subdivision located off of Upper Snaggy Road. (see subdivisions below). The property is located on tax map 67, parcels 1 and 778, in a Lake Residential (LR) zoning district. The owners requested permission to create the narrower road for aesthetic and speed-safety reasons. After considerable discussion, the Commission Tabled the waiver request by a unanimous vote of 5 to 0.

4. Ag-land District Applications – None

5. Discharge Permit Application –Maryland Energy Corporation- A public hearing will be held on Wednesday, May 19 at Grantsville Elementary school, at 6:30 pm, for a discharge permit for the new proposed deep mine near Grantsville.

6. Annual Notice of Blasting Operations- Metikki Coal Corporation will conduct blasting operations at their mine located off of Table Rock Road at surface mine SM97-428. Operations will be conducted Monday thru Saturday.

E. Action on Planned Residential Developments (PRD) and/or Major Subdivisions

1. Preliminary Plat Rocklick Creek Estates- Phase II- The developers, Cecil Holtschneider and Carl Harmon, have submitted a Preliminary plat for 18 lots (lots 7-24) located off US Route 219 at Haenftling Road. The property is located on tax map 42, parcel 2, in a Rural land classification. The original Phase I Preliminary plat for lots 1 through 6 was approved on April 7, 2010. The Planning Commission granted approval of this Preliminary plat by a unanimous vote of 5 to 0.

2. Preliminary Plat- Thousand Acres View Lots- The developer, Bill Franklin of Franklin Trust PSE, has submitted a Preliminary plat for a new 48-lot subdivision located off of Upper Snaggy Road. The property is located on tax map 67, parcels 1 and 778, in a Lake Residential zoning district. The Planning Commission granted approval of this Preliminary plat, as submitted, by a unanimous vote of 5 to 0.

3. Final Plat South Shore Pointe- Lot number 5- The developer, Bill Franklin of Franklin Trust PSE, has submitted a Final plat for a new one-lot subdivision located off of Upper Snaggy Road. The lot is adjacent to lots 3 and 4 that were previously approved in January of this year. The property is located in a Lake Residential zoning district. The Planning Commission

granted approval of this Final plat, for Lot 5 as submitted, by a unanimous vote of 5 to 0.

F. Next Scheduled meeting - The next regular meeting of the Planning Commission is scheduled for Wednesday, **June 2, 2010**, in the County Commissioners Meeting Room, at **1:30 pm**.

G. Adjournment- 2:45 pm.

Respectfully submitted,

William J. DeVore
Zoning Administrator

