

GARRETT COUNTY PLANNING AND LAND DEVELOPMENT OFFICE

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MINUTES

The Garrett County Planning Commission held its regular monthly meeting on Wednesday, June 2, 2010, at 1:30 pm, in the County Commissioners Meeting Room. Members in attendance at the meeting included:

Troy Ellington	George Brady	Paul Durham
Tim Schwinabart	Fred Holliday	John Nelson-staff
Gary Fratz	Jeff Messenger	William DeVore-staff
Ruth Beitzel	Tony Doerr	

1. Call to Order – By Chairman Ellington at 1:30 pm.
2. The May minutes were unanimously approved as submitted.
3. Report of Officers – Tony Doerr announced that the Chamber of Commerce will have its annual dinner on June 3, at 6:00 pm, at the Pine Lodge Restaurant.
4. Unfinished Business –

A. Plan Maryland – Chairman, Troy Ellington and Director of Planning and Land Development, John Nelson, noted that the Maryland Department of Planning held a community forum on May 19, at the Lyric Building in Frostburg. The forum was held to gain input from Maryland residents concerning a State growth plan called “Plan-Maryland”. The meeting was well attended, including representatives from the Commission and other county residents. Mr. Ellington and others hope that the plan considers “smart growth” in rural and emerging counties to be unique from urban counties.

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 have been approved by the County Commissioners and became effective on June 1, 2010. Mr. Nelson explained that the recently adopted subdivision ordinance allows the planning director to publish application forms and checklists contingent on the approval of the Planning Commission. Checklists for sketch plats, lot line adjustments, major subdivisions and minor subdivisions as well as a new application form were submitted for the Planning Commission's review. Mr. Nelson noted several minor changes that were made to the checklist after they were distributed. Changes include the addition of language

to address the location of any stormwater facilities including easement requirements. Also layout dimensions and acreages are to be noted to the hundredth of a foot.

Chairman Ellington requests that changes are made to the checklist to require applicants or consultants to submit nine copies with a minimum size of 11” by 17” (ledger size) for plats for all major subdivision submittals. The minimum size for a minor subdivision is 8.5 “ by 14” (legal size). The changes were approved by a unanimous vote of 7 to 0.

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. Only four members of the commission have not completed the training course, as of this date.

B. Public Commentary- None

C. Miscellaneous

1. Deep Creek Watershed Zoning Appeals Cases – None

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 – the waiver request was tabled at the last meeting. The Commission voted by a unanimous vote of 7 to 0 to table indefinitely this request. If the request is again brought forward by the applicant, the Commission would consider at a future meeting.

4. Ag-land District Applications – None

5. Discharge Permit Application –State Highway Administration-Lake Louise- an application to discharge 140,000 gallons per day of treated acidic leachate from the existing wastewater treatment plant that discharges into Puzzley Run. The application has been slightly modified from the existing permit to allow discharges of water with a pH between 6.0 and 10.0. The Commission has no comment on the application.

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

- 1. Wisp Resort Phase 10 A and B and Golf Club** -The developers, DC Development, submitted a second Amended Preliminary plat and a revised Section 2-Final plat. The property, located off of Lodestone Drive, is part of the Wisp Resort Planned Residential Development and is located on tax map 49, parcel 11, in a Lake Residential zoning district. The purpose of these amended plats is to show the revised locations of golf cart storage and parking. The Commission granted approval of this second Amended Preliminary plat and revised Section 2-Final plat by a unanimous vote of 7 to 0.

F. Next Scheduled meeting - The next regular meeting of the Planning Commission is scheduled for Wednesday, **July 7, 2010**, in the County Commissioners Meeting Room, at **1:30 pm**.

G. Adjournment- 2:45 pm.

Respectfully submitted,

William J. DeVore
Zoning Administrator

