

GARRETT COUNTY PLANNING AND LAND DEVELOPMENT OFFICE

203 S. 4th St –Room 210
Oakland Maryland 21550
(301) 334-1920 FAX (301) 334-5023
E-mail: planninglanddevelopment@garrettcountry.org

MINUTES

The Garrett County Planning Commission held its regular monthly meeting on Wednesday, September 7, 2011, at 1:30 p.m., in the County Commissioners Meeting Room. Members and guests in attendance at the meeting included:

Troy Ellington	Jeff Messenger	Bill Franklin
Bob Gatto	Tony Doerr	John Nelson-staff
Tim Schwinabart	Bill Weissgerber	William DeVore-staff
Gary Fratz		

1. Call to Order and Introduction of Guests – By Chairman Ellington at 1:30 pm.
2. The July minutes were unanimously approved, as submitted, with minor corrections. The Commission did not meet in August.
3. Report of Officers – Mr. Nelson reported that the planning office has been entangled in an unlicensed junk yard case in the northern end of the county. The county has been ordered by the court to clean up the site.

Chairman Ellington believes that the Commission should again request the *Republican Newspaper* to post all community notices together, in a certain portion of the newspaper, so that they would be easier for interested citizens to find. A recent letter to the editor complained of a lack of sufficient notification of the public hearing, regarding expansion of the McHenry sewer system. Commissioner Gatto noted that county policy has been amended to include a postcard to all residents who may be affected by an expansion of sewer or water in the County.

4. Unfinished Business – None
5. New Business –

A. Review of Comments on Plan Maryland- John Nelson informed the Commission that he is still working with the Maryland Association of Counties regarding Plan Maryland. Les Knapp of the Association has made comments regarding the Plan that were distributed to the Commission before the meeting. The State Planning Office has received comments from all Maryland counties.

The Chairman noted that a second draft of the Plan is due today from the State. Additional comments on the revised plan will be due 60 days from the date of the second draft. Mr. Nelson notes that “Initial State Designation of Places” will not be part of the second draft of the Plan. This designation was very controversial and is seen by some as a statewide land use control model. This designation was to be determined by the State as part of the Plan. Garrett County, MACO and other jurisdictions voiced opposition to this determination by the State that was in the first proposed draft of Plan Maryland. The Commission, the Chamber of Commerce, the Greater Cumberland Committee, Allegany County and Garrett County have all commented on the Plan. An initiative, spearheaded by Carroll County is also being circulated to prolong and defer any action on the Plan for at least another year. In the final analysis, it appears as if the State wants to have further control over funding. In the future, the State may not fund projects that are inconsistent with State policies.

Mr. Nelson stated that a new digital version of the Plan will be available shortly and that he will email it along to the Commission. Mr. Nelson will also forward a hard copy of a summary of the Plan to Gary Fratz.

B. Miscellaneous

1. Deep Creek Watershed Zoning Appeals Cases –

- a. **SE-417-** an application submitted by James T. Lascaris of AJT, LLC, for the installation of a drive thru window for a proposed business. The property is located at 25297 Garrett Highway, tax map 41, parcel 51, Lot 5 and is zoned Town Center. The Commission has no comment on the application for Special Exception.

- 2. Minor Subdivisions** – Approved minor subdivisions, if any, have been included in the packet that was mailed to the Commission members prior to the meeting.

- 3. Waiver Requests**–None.

- 4. Discharge Permit Application** - Mr. Nelson notes that Broadford Lake water treatment plant has applied for a discharge permit to release 70,000 gallons per day of filtered backwash water into the lake. No action was taken.

C. Action on Planned Residential Developments (PRD) and/or Major Subdivision plats- Preliminary & Final Plat- North Shore West- The developer, Franklin Trust, PSE Family, submitted a Preliminary Plat for a 19-lot subdivision located along North Shoreline Drive and Smith Pointe Road. The

property is located on tax map 67, parcel 1, in a Lake Residential 1 zoning district. The developer also submitted a Final Plat for Lot 15 of this development. The Planning Commission granted approval of the Preliminary Plat and Final Plat by a unanimous vote of 7 to 0.

D. Next Scheduled meeting - The next regular meeting of the Planning Commission will be held on **October 5, 2011**, in the County Commissioners Meeting Room, at 1:30 pm.

E. Adjournment- 2:15 p.m.

Respectfully submitted,

William J. DeVore
Zoning Administrator

