

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

GARRETT COUNTY OFFICE OF PLANNING AND LAND MANAGEMENT

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MINUTES

The Garrett County Planning Commission held its regular monthly meeting on Wednesday, June 4, 2014, at 1:30 p.m., in the County Commissioners Meeting Room. Members and guests in attendance at the meeting included:

Troy Ellington	Lindsley Williams	Deborah Carpenter -staff
Rick Schiff	Bob Gatto	William DeVore-staff
Tim Schwinabart	Paul Durham	Chad Fike-staff
Jeff Conner	Jeff Gosnell	

1. Call to Order - by Chairman Ellington at 1:30 pm.
2. The May minutes were unanimously approved, as submitted, by a vote of 5 to 0.
3. Report of Officers – None
4. Unfinished Business – Chad Fike noted that as a matter of policy, all letters that are a result of action taken by the Planning Commission will be sent out to the Commission by email.
5. Old Business – None

- A. Approval of the Planning Commission’s 2013 Annual Report**-Chairman Ellington noted that some minor additions were made to the draft of the annual report, a copy of which were provided in the packet mailed to commission members.

Deborah Carpenter, Assistant Director of the Office of Planning and Land Management presented a final draft of the Garrett County Planning Commission 2013 Annual Report. The report shows new capacity figures which she believes are important to add to the narrative, especially regarding the impact of the Sustainable Growth and Agricultural Preservation Act of 2012.

Mrs. Carpenter stated that the report must be submitted to the Maryland Department of Planning by July 1. The Commission voted by unanimous vote of 5 to 0, to approve the 2013 Annual Report. Mrs. Carpenter noted that the final copy of the Annual Report will be sent to all Planning Commission members.

6. New Business-

A. Agricultural Preservation District Applications-

1. **Daniel Gano-** Mr. Gano has agreed to a three-year commitment to develop an Agricultural Preservation district. In accordance with Section 300 C. of the Garrett County Agricultural Land Preservation Program's regulations, the Commission examined the proposed District for compatibility with existing county and state plans and policies. The agricultural advisory board has reviewed and approved the application. The property consists of 131.21 acres and meets the soil and size requirements for a county easement. The request was approved by a unanimous vote of 5 to 0.
2. **Charles Gosnell-** Mr. Gosnell requests to develop an Agricultural Preservation district. The property is a 50-acre tract and meets the soil and size requirements for a county easement. The agricultural advisory board has reviewed and approved the application. The property is wooded acreage on Pysell Crosscut Road. The Commission found the request to be compatible with the state and county policies and was approved by a unanimous vote of 5 to 0.

B. Miscellaneous

1. Deep Creek Watershed Zoning Appeals Cases-

- a. **VR-719** - an application submitted by Julie Watts and Robert Files for a Variance to allow the construction of a residence to within 15 feet of a front property line. The property is located at the corner of Hidden Valley Lane and Ridge Road in the Sky Valley Subdivision, tax map 59, parcel 418, lot B3 and is zoned Lake Residential (LR1). The Planning Commission, by a unanimous vote of 5 to 0 supports this request for a Variance.
- b. **VR-720** – an application submitted by Hugh Umbel for a Variance to allow a deck that would come to within 1.5 feet of the rear property line. The owner has purchased the buydown from the State of Maryland. The property is located at 549 Marsh Hill Road, tax map 50, parcel 592, and is zoned LR1. The Planning Commission offered no comments on the request for the Variance.
- c. **VR-721** - an application submitted by David Meyers for a Variance to allow a residence that would exceed the maximum allowable height of three stories and 35 feet for a single family residence. The property is located at 632 Beckman Peninsula Road, map 59, parcel 337, and is zoned LR1. After discussion, the Planning Commission by a unanimous vote of 5 to 0 recommends to the Board of Appeals to give special consideration

to any comments from residents in the neighborhood regarding the Variance.

d. Intp-21- an application submitted by David Meyers for an Interpretive Hearing regarding the maximum height of a proposed residence. The Zoning Administrator has interpreted that the building would exceed the height limitations as outlined in the Deep Creek Watershed Zoning Ordinance. The property is located at 632 Beckman Peninsula Road, map 59, parcel 337, and is zoned LR1. After discussion, the Planning Commission by a unanimous vote of 5 to 0 supports the zoning administrator's interpretation of the building height.

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

3. Major Subdivisions-None

4. Waiver Requests – None

5. Action on Planned Residential Developments (PRD's)-

a. Ridgeview Valley Request to delete 101.76 acres from the existing PRD. The Planning Commission originally approved this PRD on December 7, 2005. The developers are proposing to revise the tentative plan in order to transfer 101.76 acres of land to an adjacent property owner. This transfer would reduce the overall acreage of the PRD from 307.88 acres to 206.12 acres and result in a decrease in the permitted maximum density from 327 to 219 dwelling units. The transfer will result in a decrease of 108 units, 77 units are located in the 101.76 acres to be removed from the PRD and 32 units which must be removed from the area that will remain within the PRD. Ridgeview Valley was originally approved as a mix of 167 single-family home sites, 76 duplex units, 57 townhouse units and 28 apartment style units.

The Planning Commission agreed to revise the tentative plan of the PRD to now include a maximum of 219 dwelling units to be developed on a total land area of 206.12 acres. The Planning Commission has determined that the project still conforms to the original tentative plan approved by the Commission on December 7, 2005, and is consistent with the goals and objectives of the County Development Plan and the Deep Creek Watershed Zoning Ordinance. The Planning Commission also agreed to a request by the developer to determine, at a later date, which 32 future dwelling units will be removed, provided that the overall density of the PRD does not exceed 219 units.

The Garrett County Planning Commission voted unanimously, by a vote of 5 to 0, to grant a revision to the tentative plan for the Ridgeview Valley PRD.

C. Next Scheduled meeting - The next regular meeting of the Planning Commission will be held on **July 2, 2014**, in the County Commissioners Meeting Room, at 1:30 pm.

D. Adjournment- 2:10 p.m.

Respectfully submitted,

William J. DeVore
Zoning Administrator

