

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, October 1, 2014, at 1:30 p.m., in the County Commissioners Meeting Room. Members and guests in attendance at the meeting included:

Tony Doerr	Jeff Messenger	Deborah Carpenter-staff
Rick Schiff	Bob Gatto	William DeVore-staff
Tim Schwinabart	Paul Durham	Chad Fike-staff
Jeff Conner		

1. Call to Order - by Acting Chairman Doerr at 1:30 pm.
2. The September minutes were unanimously approved, as submitted, by a vote of 6 to 0.
3. Report of Officers – None
4. Unfinished Business – None
5. New Business –

A. Miscellaneous

1. Deep Creek Watershed Zoning Appeals Cases-

- a. **VR-728** - an application submitted by Joseph and Barbara Moran for a Variance to allow the construction of an accessory garage that would come to within 5.0 feet of the front property line. The property is located on a vacant lot, opposite 661 Hazelhurst Road. The lot for the proposed garage can be found on tax map 67, parcel 170 and is zoned Lake Residential 1 (LR1). The Commission offered no comments on the proposed application.
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. Action on Planned Residential Developments (PRD's)-

- a. Wisp Resort Phase 7, Lodestone Subdivision, Biltmore Sections II.** The developers, NLP of Maryland, LLC, submitted a final plat showing a total of 33 lots located off Shingle Camp Road. The property is part of the Wisp Resort Planned Residential Development and is located on tax map 49, parcel 142 in a Lake Residential 1 zoning district and Rural land classification. The Planning Commission granted preliminary approval for a total of 145 lots, in Biltmore, during their September 2013 meeting. The Commission granted approval of this Final plat by a unanimous vote of 6 to 0.

5. Waiver Requests – None

- B. Discussion – Minor change to the Wisp Commercial Resort-**Tony Doerr recused himself from the Commission because Doerr Construction, Inc. is a contractor at the site. Mr. Doerr explained that the Wisp Commercial Resort is planning to extend a new portico on to the west side of the Wisp Condominiums/hotel building, as shown on a plat from Highland engineering dated July 15, 2014. Mr. Doerr explained that the minor change for the addition was not shown on the plat that was previously approved by the Planning Commission. The portico would be an extension on to the existing building.

The Commission believes that the addition is not significant enough to warrant a formal review by the Commission, by a vote of 5 to 0.

- C. Next Scheduled meeting -** The next regular meeting of the Planning Commission is scheduled for **November 5, 2014**, in the County Commissioners Meeting Room, at 1:30 pm.

C. Adjournment- 1:45 p.m.

Respectfully submitted,

William J. DeVore
Zoning Administrator

