

GARRETT COUNTY DEPARTMENT OF PLANNING AND LAND MANAGEMENT

203 S. 4th St –Room 208
Oakland Maryland 21550
(301) 334-1920 FAX (301) 334-5023
E-mail: planning@garrettcountry.org

MINUTES

The Garrett County Planning Commission held its regular monthly meeting on Wednesday, May 6, 2015, at 1:30 p.m., in the County Commissioners Meeting Room. Members and guests in attendance at the meeting included:

Troy Ellington	Jeff Conner	Deborah Carpenter -staff
Rick Schiff	Brian Bowers	William DeVore -staff
Tim Schwinabart	Paul Durham	Chad Fike -staff
Jim Hinebaugh	Pat Hudnall	Michael Pritt
William Weissgerber	Michael Bell	Stefanie Pritt
Jeff Messenger	Charlie Junkins	Dakota Pritt
	Junior Uphold	

1. Call to Order - by Chairman Ellington at 1:30 pm.
2. The April minutes were unanimously approved as corrected, by a vote of 7 to 0.
3. Report of Officers – None
4. Unfinished Business – None
5. **New Business** – Chairman Ellington noted that he traveled to West Virginia with a group to observe a Marcellus gas drilling site. He believes that this type of education is worth the time and effort. The site was quieter than he expected but the gas pumping stations that he observed were rather noisy. Mr. Ellington believes that Maryland is on the right track on their approach to regulation of this type of drilling.

A. Miscellaneous

1. Deep Creek Watershed Zoning Appeals Cases-

- a. **VR-733-** an application submitted by Edward L. Wilson for a Variance to allow the construction of a residential accessory garage that would come to within 26.0 feet of a front property line. The property is located at 165 Doc Thompson Road. The property can be found on tax map 67, parcel 316 and is zoned Lake

Residential 1 (LR1). The Planning Commission voted to support the construction of the garage by a vote of 7 to 0.

- b. SE-435-** an application submitted by Pat Hudnall of the Garrett County Department of Public Works for a Special Exception permit for a solar array, for power generation, at the wastewater treatment plant, near McHenry. The property is located at 762 Mayhew Inn Road, tax map 57, parcels 35, 681 and 325 and is zoned Lake Residential 2.

Brian Bowers of the Garrett County Purchasing Department distributed information and presented an overview of the 2.5 megawatt project to the Planning Commission. Mr. Bowers explained that the site will encompass up to approximately 16 acres and will be surrounded by a six-foot fence. The county is not expected to have out of pocket expense for the project. Trees will be maintained around the perimeter of the site. The site will maintain the minimum required setbacks for the array, as required by the zoning ordinance.

After discussion, the Planning Commission voted to support the construction of the array, unless the neighbors at the site vigorously object, by a vote of 7 to 0.

2. Major Subdivisions- None

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

Preliminary and Final Plat Dakota Pritt- The developer, Betty Pritt, proposed a one-lot major subdivision located off of a private drive off of Cherry Creek Lane. The property is located on tax map 33, parcel 99 in an Agricultural Resource land classification. Waivers were also requested from certain requirements stipulated in Article 10 of the Garrett County Subdivision Ordinance regarding private road design standards and road maintenance requirements. After discussion, the Commission waived a requirement to add additional stone to the existing driveway and granted a waiver from the typical road maintenance requirements by a unanimous vote of 7 to 0. The Planning Commission also granted conditional approval of the Preliminary and Final Plat by a unanimous vote of 7 to 0. The approval was conditioned on submittal of simplified documentation providing for maintenance of the road.

4. Waiver Requests –

John Orendorf- Thrasher Engineering submitted a waiver request on behalf of their client John Orendorf in order to create an exempt lot with a building larger than 500 square feet. The existing storage building is located on a 1.6 acre parcel along Bittering Road that is designated tax map 44, parcel 2, owned by Kathryn Glotfelty, et al. After discussion, the Planning Commission tabled the request due to lack of

information. After discussion, the Commission agreed to review the request at a later meeting if the applicant would like to attend and provide additional details.

- 5. State Discharge Permits-**Application 15-DP-1422. Mettiki Coal, LLC has submitted an application for the renewal of a permit to discharge an average of 8.5 million gallons per day of wastewater that includes acid mine drainage, storm water and sewage from an underground coal mine at 293 Table Rock Road Oakland, MD. The Commission offered no comments on the application.
 - 6. Surface Coal Mine Permit Application-**OPA 12-50 Mettiki, LLC. Refuse site #2 expansion of an existing operation off of Table Rock Road. The amendment is proposing to add 33.8 acres to the existing mining operation. The Commission offered no comments on the application.
- B. Public Discussion-** Paul Durham and others briefly discussed solar arrays, transmission agreements, power generation co-ops and other issues that may affect the county in the future.
- C. Next Scheduled meeting -** The next regular meeting of the Planning Commission is scheduled for **June 3, 2015**, in the County Commissioners Meeting Room, at 1:30 pm.

Respectfully submitted,

William J. DeVore
Zoning Administrator

