

GARRETT COUNTY DEPARTMENT OF PLANNING AND LAND MANAGEMENT

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MINUTES

The Garrett County Planning Commission held its regular monthly meeting on Wednesday, June 3, 2015, at 1:30 p.m., in the County Commissioners Meeting Room. Members and guests in attendance at the meeting included:

Troy Ellington
Jeff Messenger
Jim Hinebaugh

Jeff Conner
Tim Schwinabart
Paul Durham
John Orendorf

Deborah Carpenter -staff
William DeVore -staff
Chad Fike -staff

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 – None

5. **New Business** – Director Carpenter notes that she has received a letter from Secretary Craig of the Maryland Department of Planning (MDP) requesting a dialogue concerning the identification of specific instances where state laws and regulations may have precluded or hindered new development. The director will schedule a meeting to include Chairman Ellington, who will represent the Planning Commission, to help formulate this response to MDP.
 - A. **Miscellaneous**
 1. **Deep Creek Watershed Zoning Appeals Cases-**

- a. **VR-734-** an application submitted by Carol A. Gregg, for a Variance to allow the construction of single family residence to be built to within 0.0 feet of a rear property line. The owner has purchased the “buydown” from the State of Maryland and may be eligible for a “relaxed standard variance”. The property is located on Glen Cove Road, tax map 58, parcel 643 and is zoned Lake Residential 1. The Planning Commission offered no comment on the Variance request.

2. Major Subdivisions-

Final Plat South Shore Lot 1- The developer, Appalaichan Investment Properties, submitted a one-lot major subdivision located off of South Shore Pointe Road. The property is located on tax map 67, parcel 780 in a Lake Residential 1 zoning district. After discussion, the Commission granted approval of the Final Plat by a unanimous vote of 5 to 0.

3. Action on Planned Residential Developments (PRD's)- None

4. Waiver Requests –

John Orendorf- At the May meeting, 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 Bittinger Road that is designated tax map 44, parcel 2. The parcel is owned by Kathryn Glotfelty, et al. The Planning Commission tabled the request at the May meeting due to lack of information. Mr. Orendorf attended this month’s meeting to answer questions. After discussion, the Commission granted conditional approval of the waiver by a unanimous vote of 5 to 0. The waiver was conditioned on the building being used as storage only, not as a residence or for commercial sales. Also, the building could be rebuilt but cannot exceed the current square footage.

- 5. State Discharge Permits-**Application 15-DP-3667- Maryland Energy Resources, LLC., has submitted an application for a permit to discharge an average of 347,000 gallons per day of wastewater that includes mine drainage and storm water from a proposed underground coal mine, along Durst Road, near Grantsville, MD. The Commission offered no comments on the discharge permit application.

B. Public Discussion- None

- C. **Next Scheduled meeting** - The next regular meeting of the Planning Commission is scheduled for **July 1, 2015**, in the County Commissioners Meeting Room, at 1:30 pm.

Respectfully submitted,

William J. DeVore
Zoning Administrator

