

GARRETT COUNTY DEPARTMENT OF PLANNING AND LAND MANAGEMENT

203 S. 4th St –Room 208
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MINUTES

The Garrett County Planning Commission held its regular monthly meeting on Wednesday, July 1, 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
Rick Schiff

Paul Durham
Michael Bell
William DeVore -staff
Chad Fike-staff

1. Call to Order - by Chairman Ellington at 1:30 pm.

2. The June 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-735-** an application submitted by Richard Descutner for a Variance to allow a residence to within 11.58 feet of a side property line. The property is located at 264 McComas Beach Terrace, tax map 57, parcel 211 and is zoned Lake Residential 1. The Planning Commission offered no comment on the Variance request.

- b. **VR-736-** an application submitted by Kenneth B. Smith for a Variance to allow the construction of a fence that would be located on a side property line. A portion of the fence would be 12 feet in height. The property is located at 19077 Garrett Highway, tax map 58, parcel 477 and is zoned Town Residential. The Planning Commission urges the Board to take any responses by the neighbors into account when considering this Variance request.
- c. **VR-737-** an application submitted by Anthony J. Sellaro for a Variance to allow the construction of a detached accessory garage to be built to within 12 feet of a front property line. The property is located at 1155 Pysell Road, tax map 42, parcel 502, lot 30 and is zoned Lake Residential 2. The Planning Commission believes that the Board should be sensitive to any comments that are presented at the hearing for the Variance request.
- d. **VR-738-** an application submitted by Karen A. Michenko for a Variance to allow the construction of a residential accessory garage to be built to within 8.5 feet of a rear property line. The owner has purchased the buydown from the State of Maryland. The property is located at 786 Beckman Peninsula Road, tax map 59, parcel 265 and is zoned Lake Residential 1. The Planning Commission offered no comment on the Variance request.

2. Major Subdivisions-

- a. **Final Plat Lot 27 North Shore East III-** The developer, Thousand Acres Developments, Inc., submitted a revised final plat for Lot 27, in the North Shore East III major subdivision located off of North Shore Drive. The plat revises the original preliminary plan by extinguishing Lots 28-29 and incorporating them into the revised Lot 27. The property is located on tax map 59, parcel 1 in a Lake Residential 1 zoning district. After discussion, the Commission granted approval of the Final Plat by a unanimous vote of 6 to 0.

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

4. Waiver Requests – None

5. State Discharge Permits-None.

- B. Public Discussion-** The Chairman and the Commission members believe that Director Carpenter should be commended for the letter that was sent in response to Secretary

Craig's request for comments. The Commission supports and agrees with the points that were made by the Director.

- C. **Next Scheduled meeting** - The next regular meeting of the Planning Commission is scheduled for **August 5, 2015**, in the County Commissioners Meeting Room, at 1:30 pm.

Respectfully submitted,

William J. DeVore
Zoning Administrator

