

**GARRETT COUNTY DEPARTMENT OF PLANNING AND LAND MANAGEMENT**

203 S. 4<sup>th</sup> 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, August 5, 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 Gosnell

Paul Durham  
Dale Baker  
George Collins

Neil Jacobs  
Pat Hudnall  
William DeVore -staff  
Deborah Carpenter-staff

1. Call to Order - by Chairman Ellington at 1:30 pm. Since there were three members present, the Commission did not have enough members present for a quorum.
  
2. The July minutes were unanimously approved as submitted, by the Commission members that were present. The minutes will be formally voted on at the next scheduled meeting of the Board.
  
3. Report of Officers – None
  
4. Unfinished Business – None
  
5. **New Business** –

**A. Miscellaneous**

**1. Deep Creek Watershed Zoning Appeals Cases-**

- a. **VR-739-** an application submitted by William Marton, for a Variance to allow the construction of single family residence to be built to within 25.0 feet of a rear property line. The owner has purchased the “buydown” from the State of Maryland. The property is located on 266 Brant Road, tax map 59, parcel 203

and is zoned Lake Residential 1 (LR1). The Planning Commission offered no comment on the Variance request.

- b. VR-740-** an application submitted by Charles Campbell, for a Variance to allow the addition of a second story to an existing single family residence. The owner proposes to stay within the current building footprint. The property is located on 609 Harvey Peninsula Road, tax map 59, parcel 232 and is zoned LR1. The Planning Commission urges the Board to take any responses by neighbors, into account when considering this Variance request.
- c. SE-436-** an application submitted by Plaza Partners Corporation, for a Special Exception permit for the construction of an eight-bedroom Transient Vacation Rental Unit. The property is located off of Boulder Ridge Drive, tax map 49, parcel 123, lot 6 and is zoned LR1. The Planning Commission believes that the Board should be sensitive to any comments from neighbors that are presented at the hearing. The Commission also requests that the Board give special attention to the parking plan, the noise plan and the evaluation of the neighborhood that was submitted with the application for the Special Exception, by a vote of 7 to 0.
- d. SE-437-** an application submitted by Ridgeview Valley, LLC, for a Special Exception permit to conduct transient or temporary recreational activities on the premises of Ridgeview Valley, up to 14 times per year. The property is located at 912 Gravelly Run Road (tax map 50, parcels 14 and 50) and is zoned LR1. The Planning Commission voted to support this Special Exception by a vote of 7 to 0.
- e. SE-438-** an application submitted by Ridgeview Valley, LLC, for a Special Exception permit to operate a catering facility or banquet hall on the premises of Ridgeview Valley. The property is located at 912 Gravelly Run Road, tax map 50, parcels 14 and 50, and is zoned LR1. Mr. Gosnell explained that the food is prepared prior to bringing it to the site for any events. Payment for groups that use the facility was also clarified by Mr. Gosnell. The Planning Commission voted to support this Special Exception by a vote of 7 to 0.

**2. Major Subdivisions- None**

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

**4. Waiver Requests – None**

**5. State Discharge Permits-None.**

- B. Public Discussion-** Neil Jacobs and George Collins presented comments to the Commission regarding Garrett County's Public Utilities request to the Maryland Department of the Environment (MDE), to withdraw water from wells in the Hoyes Run area. Mr. Jacobs and Mr. Collins, who represent some of the homeowners in that area made a synopsis of those remarks to the Commission, which is attached to these minutes. They believe the wells would pump out a significant amount of water as stated in reports from Advanced Land and Water, Inc. and Casselberry and Associates, consultants who previously studied the plan.

Mr. Collins also believes that the proposed water withdrawal would not be in the best interest of the county. The resident feels that as an alternative, Deep Creek Lake could possibly be used as a potable water source, which could solve many of the county's water problems. Mr. Collins and Mr. Jacobs believe that it may be best for the Commission to conduct a study to determine the future availability of potable water in the county.

The Commission members appreciate the approach of the residents. Chairman Ellington notes that the subdivision that would benefit from this water has already been approved by the Commission and the group is constrained in what they can do regarding this application to MDE.

Pat Hudnall of the Garrett County Department of Public Utilities believes that the proposed wells to be used can provide the needed water without having a significant impact. Existing, large, water storage tanks could be used to provide capacity, as needed. Long term plans also include the possible connection of the McHenry and the Thayerville water systems. Discussion ensued between the two parties regarding the amount of water that would be used and the amount that is available. Commissioner Hinebaugh believes that the availability of good, clean drinking water is a very important issue that will have to be intensely managed in the future.

Paul Durham stated that it is important for both sides to get together and deal with this issue before it becomes more contentious.

- C. Next Scheduled meeting -** The next regular meeting of the Planning Commission is scheduled for **September 2, 2015** in the County Commissioners Meeting Room, at 1:30 pm.

Respectfully submitted,

William J. DeVore  
Zoning Administrator

