

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, September 7, 2016, at 1:30 p.m., in the County Commissioners Meeting Room. Members and guests in attendance at the meeting included:

Tony Doerr
Troy Ellington
Tim Schwinabart
Jeff Messenger

Jim Hinebaugh
Jeff Conner
Elizabeth Georg

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

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

2. The July minutes were unanimously approved, as submitted, by a vote of 7 to 0.

3. Report of Officers – None

4. Unfinished Business –Maryland Planning Commissioners Association Annual Conference will be held on October 27 and 28 in Frederick, Maryland. Interested Commission Members are invited to attend.

There will be two informational Public Workshop sessions on Thursday, September 8th at the Elementary School and Friday, September 9th, at the Senior Center, in Grantsville, concerning the new US Route 219 improvement project. Interested persons are invited to attend.

5. New Business –

A. Miscellaneous

1. Deep Creek Watershed Zoning Appeals Cases-

- a. **VR-756-** an application submitted by Bruce T. Swift, Jr. for a Variance to allow the reconstruction of an accessory garage that would come to within 15.0 feet of the front property line. The property is located, at 298 Lower Penn Point Drive. The lot can be found on tax map 66, parcel 137, lot 9 and is zoned Lake Residential 1 (LR1). The Planning Commission had no comments regarding this case.

- b. **VR-757-** an application submitted by Marc and Katherine Surette, Revocable Trusts, for a Variance to allow the reconstruction of a home to within 13.56 feet of a rear property line and to within 14.57 feet of a side property line, the same distance from the property line as the current home. The property is located at 98 Bee Tree Lane, tax map 57, parcel 166 and is zoned Lake Residential (LR1). The Planning Commission had no comments regarding this case.

- c. **SE-446-** an application submitted by Marc and Katherine Surette, Revocable Trusts, for a Special Exception permit for the construction of a six-bedroom Transient Vacation Rental Unit. The property is located at 98 Bee Tree Lane, tax map 57, parcel 166 and is zoned Lake Residential (LR1). After discussion, the Planning Commission decided not to formally comment on this case.

2. Action on (PRDs) Planned Residential Developments- None

3. Action on Planned Major Subdivisions-

- a.) **Preliminary and Final Plat-Keyser's Ridge Business Park, Lot 3** - The Board of Garrett County Commissioners submitted a Final Plat for Lot 3 in the Keyser's Ridge Business Park. The property is located on tax map 7, parcels 13 and 40, in an Employment Center land classification. The Planning Commission granted approval of the Preliminary and Final Plat by a unanimous vote of 7 to 0.

4. Proposed Amendment to the Garrett County Comprehensive Plan – Director of Planning, Deborah Carpenter noted that the County Commissioners will have a public hearing concerning the proposed amendment to the Comprehensive Plan. The amendment would add the Tier Map to the Plan, as required. The hearing will be held at the Commissioners Meeting Room, at 4:00 pm., on October 3, 2016.

5. Waiver Requests –

- a.) North Camp Ridge-** On behalf of property owners NLP of Maryland, LLC, Highland Engineering and Surveying sought a waiver from road standards in the North Camp Ridge section of the Wisp Resort PRD. Highland requested permission to create one-way, single lane, crossings over several stream crossings within the subdivision. After discussion, the Commission tabled the waiver request until the engineer could be present to answer questions.

- B. Next Scheduled meeting -** The next regular meeting of the Planning Commission is scheduled for **October 5, 2016** in the County Commissioners Meeting Room, at **1:30 pm**.

Respectfully submitted,

William J. DeVore
Zoning Administrator

