

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, January 4, 2017, at 1:30 p.m., in the County Commissioners Meeting Room. Members and guests in attendance at the meeting included:

Tony Doerr	Bruce Swift	Deborah Carpenter-staff
Jeff Messenger	Jeff Conner	William DeVore -staff
Tim Schwinabart	Elizabeth Georg	Chad Fike -staff
William Weissgerber	Jon Bell	Paul Durham
David Moe	Michael Bell	Jerry Plauger
Samantha Gavelle	Jim Hinebaugh	Butch Helbig

1. Call to Order - by Chairman Tony Doerr at 1:30 pm.
2. The December minutes were unanimously approved, as submitted, by a vote of 7 to 0.
3. Report of Officers – None
4. Unfinished Business – None
5. New Business – William Weissgerber is now a regular member of the Commission and Bruce Swift is an alternate member. After over thirteen years of service, Troy Ellington has resigned from the Planning Commission due to health concerns.

A. Miscellaneous

1. Deep Creek Watershed Zoning Appeals Cases-

- a. VR-762** - an application submitted by Edward and Lourdes Murphy for a Variance, to allow a home, to within 0.0 feet, of the rear property line. The owners have purchased the buy-down from the State of Maryland. The property is located at 53 Poland Lane tax map 67, parcel 231 and is zoned LR1.

After discussion, the Planning Commission offered no comments on the Variance request.

2. Action on (PRDs) Planned Residential Developments-

- a. Wisp Resort Phase 6C** - Everbright Pacific, LLC submitted a preliminary plat showing a total of 16 lots located off of Wisp Adventure Road. The property is part of the Wisp Resort PRD and is located on tax map 49, parcel 124, in a Rural land classification. The Commission granted approval of this Preliminary plat by a unanimous vote of 7 to 0. Approval was conditioned on any final review comments by Everbright Pacific.

3. Action on Planned Major Subdivisions-None

4. Review-Draft Land Preservation, Parks and Recreation Plan –

A copy of the plan was distributed on line to all of the Commission members. This draft is available for comment and the final submission will be submitted to DNR and MDE by July 1 of this year, after a public hearing is held. Commissioner Hinebaugh previously sent email comments that will be added to the document. Director Carpenter explained that the document must be submitted every six years as a requirement for the receipt of Program Open Space Funds.

5. Comprehensive Plan Chapter One and County Growth Discussion

Note: audio of this discussion has been recorded in its entirety and can be found on the county website: www.garrettcounty.org

Follow up-Director Carpenter addressed some of the questions that were brought up at the last meeting of the Commission concerning population trends in the County. Other topics included the sprinkler law, septic regulation, owner occupied versus rental units, the Homestead tax credit, teardowns/rebuilds and other growth issues. Affordable housing, lack of infrastructure, household income, cost of living and loss of educated, trained young people were also discussed. The loss of industry and jobs

in the county were also topics of conversation. The Commission concluded that growth projections are more difficult because of these factors.

Chapter Two Review- This nine-page section of the Plan was reviewed by the Commission, line by line. Topics include:

Section 2.1 Location, Regional Setting, Government, Section 2.2 History, Section 2.3 Planning History and Section 2.3.1 Zoning and Subdivision – all sections saw minimal, if any, recommended modifications. Notes, timeline, graphics and highlights will be added to the notebooks by the director.

Section 2.4 -This section documents all of the companion plans and documents that serve to implement the Plan including the Deep Creek Watershed Zoning Ordinance, the Subdivision Ordinance, the Water and Sewer Plan, the Capital Plan, School Facilities Master Plan, the Solid Waste Management Plan, the Housing and Assessment Report, the Economic Development Strategic Plan and the Hazard Mitigation Plan. The date of each new plan will be edited.

Plans incorporated by reference include the Land Preservation Parks and Recreation Plan and the Garrett County Heritage Plan. Mrs. Carpenter will insert a timeline detailing the advent of pertinent laws, plans and ordinances into the document.

Section 2.5 -This section addresses population and housing –existing and projected. Data found in Table 2.1 shows actual 2000 population and housing units for the county and towns, as well as 2005 estimates and 2030 projections. Table 2.2 shows projections in 5 year increments for the entire county through 2030. Both will need to be updated to show 2010 actual numbers, 2015 estimates and 2040 projections.

The Commission came to the conclusion that over the next 25 years, a moderate growth scenario would be the best prediction of future growth. This scenario would be new housing starts of about 100 per year. A rapid growth prediction of 200 new starts per year was thought to be too optimistic.

A breakdown of the location of the housing starts in the current Plan is 60 percent at Deep Creek Lake watershed, 10 percent in the towns and 30 percent outside of the towns and the watershed. Since 2007 the percent of new growth occurring in the Deep Creek Watershed has ranged from 29% to 43.5%. For this reason the Planning Commission feels that 40 percent at Deep Creek, 10 percent in the towns and 50 percent outside of the towns and Deep Creek may be a more accurate prediction. The Commission concluded that the town percentage of growth could be influenced by the septic bill, along with the annexations by the towns and the effect of existing infrastructure.

Chapter 2 could not be finished at this time because this section goes into projections by watershed, shown on Table 2.3. Figures will have to be devised on the best way to

get the number of units by watershed. Also the development capacity will have to be calculated.

The Commission will finish this chapter and start Chapter 3 at the next meeting.

- B. Next Scheduled meeting** - The next regular meeting of the Planning Commission is scheduled for **February 1, 2017** in the County Commissioners Meeting Room, **at 1:30 pm.**

Respectfully submitted,

William J. DeVore
Zoning Administrator

