

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 7, 2017, at 1:30 p.m., in the County Commissioners Meeting Room. Members and guests in attendance at the meeting included:

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|---------------------|---------------|-------------------------|
| Tony Doerr | Bruce Swift | Deborah Carpenter-staff |
| Jeff Messenger | Jim Hinebaugh | William DeVore -staff |
| Tim Schwinabart | Jeff Conner | Chad Fike -staff |
| William Weissgerber | Kerry Schultz | Cecil Holtschneider |
| | David Moe | |

1. Call to Order - by Chairman Tony Doerr at 1:30 pm.
2. The May 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 – None

A. Miscellaneous

1. Deep Creek Watershed Zoning Appeals Cases-

- a. **SE-456-** an application submitted by Jack Gerard for a Special Exception permit for an eight-bedroom Transient Vacation Rental Unit. The property is located at 1131 Lake Shore Drive, tax map 57, parcel 253 and is zoned Lake Residential 1 (LR1).

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

- b. SE-457-** an application submitted by Matthew Sines for a Special Exception permit for an indoor boat storage building. The property is located at 249 Bray School Road, tax map 57, parcel 621 and is zoned Lake Residential 2.

The Planning Commission believes that the Board should give special consideration to any comments that are received from neighbors. The Commission also requests that the Board carefully consider the color and design of the building when hearing this case, by a vote of 7 to 0.

- c. VR-766-** an application submitted by John Mathieson, for a Variance, to allow an addition to a home, to within 5.0 feet, of the rear property line. The owner has purchased the buy-down from the State of Maryland. The property is located at 593 Lake Shore Drive, tax map 57, parcel 184 and is zoned LR1.

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

- d. VR-767-** an application submitted by Randall Cochran, for a Variance, to allow an addition to a home, to within 4.0 feet, of the side property line. The property is located at 37 Old Chestnut Drive, tax map 58, parcel 312 and is zoned Town Center.

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

- e. VR-768-** an application submitted by William Tunney, for a Variance, to allow an addition to a home, to within 31.0 feet, of the rear property line. The owner has purchased the buy-down from the State of Maryland. The property is located at 375 Lake Shore Drive, tax map 57, parcel 238 and is zoned LR1.

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

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

- 3. Waiver Request- Rocklick Creek Estate Subdivisions-** Cecil Holtschneider has requested a waiver from the requirements stipulated in Section 159.111 G.(1) of the Garrett County Subdivision Ordinance, regarding minimum right-of-way width. The request is associated with the proposed Rocklick Creek Estates subdivision located on tax map 42, parcel 2. The Planning Commission granted the waiver request, by a vote of 7 to 0, to allow a section of the subdivision to have a width of between 18 and 30 feet, rather than the required minimum 50-foot right of way.

Pursuant to Sections 159.006 and 159.111.G(1)d of the Subdivision Ordinance, the Planning Commission determined that there were peculiar and uncommon conditions associated with the property, related to a lack of sufficient access to Haentfling Road. The Commission agrees that the arrangement to purchase additional property, along

with the construction and maintenance easements from a neighboring property, would provide sufficient road width for access.

4. Comprehensive Plan Chapter Four: audio of this discussion has been recorded in its entirety and can be found on the county website: www.garrettcounty.org

Director Carpenter presented a Power Point presentation as part of the review of the Comprehensive Plan, which is attached to these minutes.

The director believes that at this point in the review of the Plan, it would be good to refocus the Commission's strategy and revisit the purpose of the document. Though the deadline is still 2023, funds have been awarded in the budget to begin the RFP for a consultant, to aid in the revamping of the Plan.

The Commission discussed long-term, big picture items including; the digital revolution, Moore's Law, rising inequality, broad ban, energy, predicting growth scenarios and other issues.

Director Carpenter will format and prepare the draft RFP document that will be presented at the July Planning Commission meeting. This draft will include a public engagement strategy, which affects the fees of the consultant.

The group also discussed preserving the assets that the County has now, encouraging its young people to stay, improving population growth, promoting local businesses and regulatory impediments. Also discussed was the aging county population and lack of vocational opportunities.

Most believe that it is challenging to grow the County, given the current market conditions and the county demographics. Some members feel it is certainly problematic to balance growing the County and still preserving the residents' way of life, especially under the current economic conditions. The Plan provides a framework and a direction for county government and others that have a role to play in the County.

The Commission also believes that Garrett County has much to offer: low traffic, friendly people, greenspace, recreational opportunities, highly ranked schools, low crime, Deep Creek Lake, business opportunities, etc. Additionally, Commissioner Hinebaugh believes that the current Board of Commissioners fully understands the importance of Deep Creek Lake to the County's economy.

One Commission member has experienced less business regulation in Maryland than in West Virginia. Also, the country has changed from industrial production and manufacturing to a service oriented economy, which has profoundly affected the local workforce.

The Commission gave their full approval to Director Carpenter to begin the draft of the RFP, which is expected to be completed by the next meeting of the Commission.

- 5. Next Scheduled meeting** - The next regular meeting of the Planning Commission is scheduled for **July 12, 2017** in the County Commissioners Meeting Room, **at 1:30 pm.**

Respectfully submitted,

William J. DeVore
Zoning Administrator

