

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, July 12, 2017, at 1:30 p.m., in the County Commissioners Meeting Room. Members and guests in attendance at the meeting included:

Tony Doerr
Elizabeth Georg
Tim Schwinabart

Jeff Conner
Barbara Beelar
Paul Durham

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

1. Call to Order - by Chairman Tony Doerr at 1:30 pm.
2. Voting on the June minutes was postponed until the August meeting.
3. Report of Officers – None
4. Unfinished Business – None
5. New Business – MPCA-Maryland Planning Commissioners Association meeting, Tuesday, **July 18**, at Allegany College, **5:00 to 7:00 pm**. Elizabeth Georg plans to attend. The group requested that the MPCA consider webinars in the future, which would allow greater participation by the Garrett County Planning Commission.

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 has been **continued** until

the July 20th meeting of the Board. The property is located at 1131 Lake Shore Drive, tax map 57, parcel 253 and is zoned Lake Residential 1 (LR1). The Planning Commission offered no comments on the request.

- b. **SE-458-** an application submitted by Will Rouse for a Special Exception permit for a seven-bedroom Transient Vacation Rental Unit. The property is located at 2443 Marsh Hill Road, tax map 50, parcel 683, lot 17 and is zoned LR1.

The Planning Commission offered no comments on the request.

- c. **VR-769-** an application submitted by John Snyder for Variances to allow the construction of a residence, to within ten feet, of the side property lines. The applicant is also requesting to allow a deck to within 0 feet and the home to within 11 feet of the rear property line. The home would also be within 21 feet of the front line. The owner has purchased the buy down from the State of Maryland. The lot is less than 17,400 square feet in size and less than 60 feet in width. The property is a vacant lot, located on Marsh Hill Road, in McHenry. The parcel can be found on tax map 50, parcel 488 and is zoned Lake Residential 1 (LR1).

The Planning Commission offered no comments on the request.

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

- 3. **Waiver and Subdivision Requests- Final Plat-Revised Lot 1 and 2-Back of Beyond** – Chad Fike informed the Planning Commission that the surveyor for this plat made a minor correction to the previously approved Preliminary Plat and Final Plat for Lot 1 and 2, in the Back of Beyond subdivision. The updated plats have been added to the subdivision file, but Mr. Fike felt the correction was very minor and did not require additional approval by the Planning Commission. The property is located on tax map 67, parcel 1, in a LR1 zoning district.

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

Director Carpenter presented a Power Point presentation, as part of the review of the draft of the Request for Proposals (RFP) for the Comprehensive Plan update. Most of the RFP consists of standard procedure. Sections 2, 3 and 4 contain the pertinent information regarding the requested scope of work.

The director explained that the document is restructured around a few guiding principles; a sustainable environment, vibrant economy and thriving population. All the chapters in the previous document have been grouped as subsections of these

principles. The director believes that this will improve the readability, while still meeting the requirements as outlined in state law.

All pertinent statistics and growth projections are to be captured in the Introduction. The idea is to avoid repetition by encapsulating all relevant data there without repeating them in the subsections.

The draft includes a public engagement section, outlining six meetings, three each by guiding principle, such as environment, economy, and population. Hearings are proposed possibly in the northern and southern end of the County. Also having the meetings at a central location, such as Garrett College was also discussed by the Board.

The Chairman believes that the process has been streamlined and is now more readable. A member of the Commission believes that the RFP, should stress the importance of economic development, family owned businesses and agri-tourism. Other economic development issues were also brought up by David Moe and discussion ensued.

Paul Durham feels that this plan should be compatible and congruent with the many other existing plans that have been developed by the County, which he suggests may be a difficult task. Barbara Beelar believes that smaller venues at different locations throughout the county could be very useful and productive. Mrs. Beelar believes that the charrette at the Wisp that were held during the work on the current plan, was very useful and well attended also.

The public engagement strategy was discussed at length and the RFP will be revised accordingly. The strategy would include a total of approximately five to six meetings. Generally the group feels most of the meetings should be held at a central location, such as Garrett College. The director outlined the timing and the timeline for the meetings then discussion followed by the group.

5. **Next Scheduled meeting** – Due to conflict with the fair, the next regular meeting of the Planning Commission is scheduled for **August 9, 2017**, in the County Commissioners Meeting Room, at **1:30 pm**.

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Respectfully submitted,

William J. DeVore
Zoning Administrator

