

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, August 9, 2017, at 1:30 p.m., in the County Commissioners Meeting Room. Members and guests in attendance at the meeting included:

Tony Doerr
Jim Hinebaugh
Tim Schwinabart

Jeff Conner
Jeff Messenger
Bruce Swift

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 approved as submitted.
3. Report of Officers – None
4. Unfinished Business – None
5. New Business – None

A. Miscellaneous

1. Deep Creek Watershed Zoning Appeals Cases-

- a. **VR-770-** an application submitted by John Snyder for a Variance to allow the construction of a residence, to within 1.0 feet of the rear property line. The owner has purchased the buy down from the State of Maryland. 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).

Planning Commission offered no comments on the request.

- b. **VR-771-** an application submitted by Brant’s Home Sales for a Variance to allow the construction of a residence, to within 34.0 feet of the front property line. The property is located at 19 Cherry View Drive. The parcel can be found on tax map 43, parcel 153, lot 13 and is zoned Agricultural Resource (AR).

The Planning Commission offered no comments on the request.

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

3. Waiver and Subdivision Requests- Final Plat-North Shore West Phase II-

Franklin Trust submitted a Final plat for Lot 14 of North Shore West Phase II. The property is located on tax map 67, parcel 1, in a Lake Residential 1 zoning district. The Planning Commission granted approval of the Preliminary and Final plat by a unanimous vote of 5 to 0.

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 the changes to the draft of the Request for Proposal (RFP) for the Comprehensive Plan update. During the July meeting, the Commission proposed certain changes be made to the RFP:

In Section 4.-*Economic Development*, the director explained that the document was revised to make sure that all economic development plans and any other applicable plans are used for reference, in the document. No new economic plans would be developed. Also, a special focus was made to emphasize small business and to support the expansion of existing small businesses.

Section 4.-*Public Engagement Strategy*- Information has been inserted regarding the “informational gathering sessions”. Three session would be held prior to the initial draft and one session would be held after the new Development Plan is drafted. Each of the three sessions to be held prior to the first draft will focus on the major topic areas; environment, economy and population. Plans are to hold most of the meetings at a central location in the County, such as Garrett College.

Also information was added, proposing traditional and digital engagement, including an effective online presence that may consist of the use of web pages, social media and webinars. The Commission noted that according to the document, all work should be completed by December 31, 2018.

The Commission voted to approve the draft of the RFP and send it along to the County Commissioners, by a unanimous vote of five to zero. Commissioner

Hinebaugh abstained from the vote, since he will be voting on the RFP, as County Commissioner, at a later date.

- 5. Next Scheduled meeting** –The next regular meeting of the Planning Commission is scheduled for **September 6, 2017**, in the County Commissioners Meeting Room, at **1:30 pm**.

Respectfully submitted,

William J. DeVore
Zoning Administrator

