

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, November 1, 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
Elizabeth Georg
Tim Schwinabart

Doug Barton
Paul Durham
John Sanders

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

1. Call to Order - by Chairman Tony Doerr at 1:30 pm.
2. The October minutes were approved as submitted.
3. Report of Officers – None
4. Unfinished Business – None
5. **New Business** – Director Carpenter reported that the Maryland Department of Planning would be visiting the County to talk about planning issues. Rob McCord, Wendi Peters, Pat Keller and Bill Atkinson would be present for a 1:30 meeting in the courthouse and at a public meeting, at Garrett College, at 7:00 pm. The Maryland Planning Office is labeling this exercise as a “listening session”. All Planning Commission members and interested parties are invited to attend.

Bids have been received to hire a consultant, for the preparation of the Comprehensive Plan. The proposals (RFP’s) are being evaluated by the selection committee. The process is on track to finish the evaluation and award the bid by the end of November. The consultant would begin work on the plan in January.

A. Miscellaneous

1. **Deep Creek Watershed Zoning Appeals Cases- None**
2. **Action on (PRDs) Planned Residential Developments- Major Subdivision Requests- Final Plat-North Shore West Phase II, Lot 15-** Franklin Trust submitted a Final plat for Lot 15 of North Shore West Phase II. The property is located off North Shoreline Drive on tax map 67, parcel 1, in a Lake Residential 1 zoning district. The Planning Commission granted approval of the Final plat by a unanimous vote of 4 to 0. The Planning Commission's approval was conditioned on the stipulation that the 30-foot driveway easement shown on the plat, cannot provide access to any additional lots, unless the driveway is upgraded to road standards. Any such road upgrade, would also require submission of a revised Preliminary Plat. Also, any revision to Lot 16, would require the approval of the future lot owner.
3. **Action on (PRDs) Planned Residential Developments- Wisp Resort Phase 3D-G, North Camp Subdivision, North Camp Ridge Section 2.** The developers, NLP of Maryland, LLC, submitted a final plat showing a total of 17 lots, located off North Camp Road and High Road Crest. The properties are part of the Wisp Resort PRD and are located on tax map 49, parcel 128, in a Rural land classification. The Planning Commission granted preliminary approval for a total of 175 lots, in the North Camp Ridge section, during their September 2015 meeting. The Commission granted approval of the Final Plat for North Camp Ridge-Section 2, by a unanimous vote of 4 to 0.
4. **Comprehensive Plan Chapter Five–Consultant Topic List-** Director Carpenter distributed a list of five topics that would be distributed to the future consultant as Plan Topics including:
 1. Ensure that Chapter 5 contents align with the latest Garrett County Water and Sewerage Master Plan.
 2. Update demand analysis and other pertinent statistical information, as needed.
 3. Ensure that adequate drinking water is available for planned development, especially in the McHenry area.
 4. Address issues with maintenance of public sewer infrastructure to better prevent spills, in Sections 5.1 and 5.3.2.
 5. Ensure new additional, surface water supplies, i.e., Little Meadows Lake are included, if applicable.

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

Chapter 6 -Transportation Element- Explanation of the Transportation Element is described in this introduction and the county's transportation network is explained.

Section 6.1. Goals and Objectives- Eight goals are currently listed in the Plan, which will need to be evaluated and updated.

Section 6.2 Roads

Section 6.2.1 Existing Conditions – An update of existing conditions of the roads are discussed in the current Plan. Changes to the Functional Classification of Roads Map 6.1, and other minor changes, will be needed in the new Plan.

Section 6.2.2 County Traffic Trends – This discussion will include an update to traffic trends with most recent Average Annual Daily Traffic counts (AADT's).

Section 6.2.3 Planned Road Improvements- The new Plan will update future improvements for U.S Route 219 North, near Grantsville. Construction will begin in the spring of 2018. Also, the Oakland bypass is still a topic of discussion, and on the latest Annual Priority List. The project is currently being evaluated by the State Highway Administration (SHA).

Section 6.2.4 Future Traffic- This section considers future traffic patterns which will be adjusted, based on new growth rates. Of special concern for this evaluation, are the traffic conditions during the peak season.

Section 6.2.5 Issues- Priority lists will be evaluated to ensure projects are still pertinent. The Committee plans to see what projects are brought up at the public engagement strategy meetings. The Commission believes that there are many pedestrian, bicycle, traffic issues in the Route 219, Deep Creek Lake area that need to be addressed. Crosswalks, sidewalks, traffic lights, and other issues were discussed, especially safety issues. The areas at Foodland, Garrett College, Traders Landing, Uno's and near the Creamery are of special concern. Narrow road rights-of-ways, SHA regulations and the many construction vehicles on the roads were also discussed.

Section 6.3 Bicycle Facilities- This section will incorporate the recently updated Land Preservation, Parks and Recreation Plan (LPPRP). Specifically, the new Plan should ensure that it correlates with the Garrett Trails group section of the LPPRP.

Section 6.4 Pedestrian Facilities- This section must reassess existing facilities and discuss issues concerning pedestrian facilities at Deep Creek and other areas of the County. The need for sidewalks and walkable streets was discussed, along with the

impracticality of sidewalks required in rural areas or areas of very little foot traffic. The need for new crosswalks at traffic signals or improvements at existing traffic lights was also discussed.

Section 6.5 Transit- This section must be updated to consider the existing transit conditions. Director Carpenter noted that the source funding for Garrett Transit System (GTS) may be in jeopardy and the Planning Office will monitor that situation. The broader role of the GTS system, for medical needs, must be considered. Saving funding for after school programs and the possible establishment of a broader bus service is also a topic of concern.

Section 6.6 Other Transportation

6.6.1 Recreational Trails- This section will include the consideration of the establishment of a Parks and Recreation Department. The new regulations for all-terrain vehicles (ATV's) on roads must be taken into account, and making more trails accessible to the public.

6.6.2 Scenic Roads- The designated "Scenic By-Ways" may have to be updated. Scenic views have historically been a consideration, especially signage and the lack of zoning along some of these routes.

6.6.3 Airport- Normal updates will need to be made considering changes that have been made to the airport and the area near the airport.

6.6.4 Rail- Normal updates will be made to the new Plan considering any updates to the rail transportation system in the County. The re-establishment of passenger service will also be a topic.

Section 6.7 Policies and Actions- The development of policies and actions will be developed as an important part of this Section of the Plan.

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

Respectfully submitted,

William J. DeVore
Zoning Administrator

