

**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, April 4, 2018, at 1:30 p.m., in the County Commissioners Meeting Room. Members and guests in attendance at the meeting included:

Tony Doerr  
Bruce Swift  
Shelly Argabrite

Tim Schwinabart  
Liz Georg  
David Moe  
Kim Durst

Deborah Carpenter –staff  
Chad Fike -staff  
William DeVore -staff  
Gary Aronhalt-staff

1. Call to Order - by Chairman Tony Doerr at 1:30 pm.
2. The March 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-**

1. **VR-779** - an application submitted by John H. Thayer for a Variance to allow the construction of a single family residence, to within 25.0 feet of the front property line. The property is located on an unnamed road off of Chadderton School Road, tax map 73, parcel 236, lot 2 and is zoned Lake

Residential 1 (LR1). The Planning Commission offered no comments on the request.

2. **VR-780** - an application submitted by Lack Holdings, LLC. for a Variance to allow the reconfiguration of an existing 10-unit rooming or boarding house to a 11 unit rooming or boarding house. The property is located at 174 Lake Point Drive, tax map 42, parcel 425, lots 7 and 8, and is zoned Town Residential 1 (TR). The Planning Commission offered no comments on the request.
3. **SE-464** - an application submitted by Deep Creek, LLC. for a Special Exception to allow the installation of a drive thru window for a proposed business in an existing building. The property is located at 19595 Garrett Highway, tax map 58, parcel 215 and is zoned Town Center. The Planning Commission offered no comments on the request.
4. **SE-465** - an application submitted by Maureen and Richard Roden for a Special Exception for a seven-bedroom Transient Vacation Rental Unit. The property is located at 88 Eyeopener Lane tax map 49, parcel 123 and is zoned Lake Residential 1 (LR1). The Planning Commission offered no comments on the request.
5. **SE-466**- an application submitted by Christopher and Tracie Rolle for a Special Exception for an eight-bedroom Transient Vacation Rental Unit. The property is located at the end of Moon Rise Drive tax map 59, parcel 611, Lot 2 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. Action on Major Subdivisions-** None

**4. Agricultural Preservation Districts-** In accordance with Section 300 C. of the Garrett County Agricultural Land Preservation District Program's regulations, the Planning Commission examined the following proposed District applications to determine if establishment of the Districts would be fully compatible with, and would help to implement the goals and objectives set forth in Chapter 3- Land Use, of the 2008 Garrett County Comprehensive Plan. The Agricultural Land Preservation Advisory Board had previously approved all four applications on March 26, 2018. The Planning Commission approved the following Preservation District applications by a unanimous vote and forwarded their recommendation to the County Commissioners for approval.

1. Dwayne and Karen Kinsinger-SY-126. The property contains 33.44 acres and is located off of Pleasant Valley Road. The application meets the minimum soil productivity requirements for a county district. The property contains less than the minimum size requirement of 50 acres but is eligible because it is adjacent to a Department of Natural Resources (DNR) easement.
2. Dennis and Eileen Buckel-CR-127. The property contains 387.39 acres and is located along Peat Moss Road. The application meets the minimum size and soil productivity requirements for a County District.
3. Joseph M. Yoder-CR-128. The property contains 90.23-acres and is located along Dorsey Hotel Road and Peavine Road. The application meets the minimum size and soil productivity requirements for a County District.
4. Frank Vitez-NY-129. The property contains 172.63-acres and is located along Mill Run Road. The application meets the minimum size and soil productivity requirements for a County District.

**5. Comprehensive Plan Discussion-**

Director Carpenter reminded the Commission that the Community Visioning Event to kick off the Comprehensive Plan process will be on **May 18<sup>th</sup>** at Garrett College between **7:00 and 9:00 pm**.

**6. Comprehensive Plan Chapter Ten–Consultant Topic List-** Director Carpenter distributed a list of topics that would be sent to our consultant, AECOM. Plan topics for Chapter Ten include:

1. Update description of existing conditions for coal, non-coal and gas resources.
2. Include existing renewable resource conditions.
3. Include a brief discussion of history of fracking ban in the State of Maryland and its relation to the Marcellus shale resource.
4. Include a brief mention of the gas potential of the Utica shale formation.
5. Rename this section Mineral Resources and Renewable Energy Element.
6. Include discussion of renewable energy sources likely to be used in Garrett County and their negative and positive aspects. For example, residential solar projects vs. industrial solar projects and the impact industrial operations may have on the agricultural industry.
7. Consult the recommendations from the Mountain Maryland Energy Advisory Committee.

8. Move the wind power discussion from the Sensitive Area section to this section, but ensure the ridgeline discussion in relation to grading and tree loss remains in the sensitive areas section.

9. Include discussion of Maryland's Renewable Energy Portfolio and goal.

## **7. Comprehensive Plan Chapter Eleven–Economic Development**

Director Carpenter appraised Chapter 11 of the Plan with the Commission. Numerous tables and maps from the Chapter will have to be updated in the new plan.

Kim Durst of the Economic Development Dept gave an overview of the industrial parks that are located in the County. David Moe, a citizen in attendance, stated his belief that another industrial park will eventually be needed in the southern area of the County, since the existing one is currently fully occupied. The Northern Industrial Park in Grantsville is also full.

The McHenry business park has no tenants at this time, but a shell building is expected to be built soon. Subsurface rock has been encountered at the site which may be a cost factor for development of some pad sites. Electrical power at the site is more than adequate and the airport is set to expand in conjunction with the construction of new access roads. The County Roads Department may be able to aid with some construction and installation of infrastructure at the site.

Northern Garrett Industrial Park currently has six businesses. Closet Maid is the only business that has area left to expand. Southern Garrett Industrial Park is full at this time. The Commission acknowledges that the infrastructure for such parks are costly and some private/public partnership to help with these costs is encouraged.

The Keyser's Ridge Industrial Park will be improved with the addition of a new road. The project will also help with the construction of stormwater control and other infrastructure.

Workforce development was also discussed and the problems that the area has in finding trained workers for new businesses. Some members believe that problems associated with the local workforce includes inadequate wages, provisions for affordable health care, drug issues, Maryland operating costs, the aging workforce and the cost of housing. Grant funding and the associated issues such as costs and timing were mentioned by the group. Some feel that social issues and the mindset of some inexperienced workers contribute to difficulties with the workforce.

Industries that supplement farming, the "agritourism industry" was also discussed at length. Wedding barns, craft breweries, wineries, vegetable stands, organic farming, farm-to-table trends and incentives for farmers were discussed.

Kim Durst noted that broadband is needed throughout the County to further assist economic development in the County. Adventure Capital is also promoting this idea to attract satellite based, tech businesses. Ms. Durst noted that of the ten surrounding counties in the area, only about 10,000 people are unemployed, some of which may not be employable. Due to this the area may not be able to support large new business. Some Commission members feel that smaller businesses, especially ones bringing their own trained workforce with them, should be targeted by the Economic Development Office to bring these businesses to Garrett County and support existing business.

Next month the new Infrastructure Chapter will be discussed.

- B. Next Scheduled meeting** –The next regular meeting of the Planning Commission is scheduled for **May 2, 2018**, in the County Commissioners Meeting Room, at **1:30 pm**.
- C. Adjournment- 3:00 pm.**

Respectfully submitted,

William J. DeVore  
Zoning Administrator