

GARRETT COUNTY DEPARTMENT OF PLANNING AND LAND MANAGEMENT

203 South Fourth Street –Room 208
Oakland Maryland 21550
(301) 334-1920 FAX (301) 334-5023
E-mail: planning@garrettcountry.org

MINUTES

The Garrett County Planning Commission held its regular monthly meeting on Wednesday, July 12, 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
Jeff Conner
Jim Hinebaugh

Tim Schwinabart
Liz Georg
David Moe
Jeff Messenger
Earl Eisenhart

Chet Parsons-AECOM
Deborah Carpenter -staff
William DeVore -staff
Chad Fike-staff

1. Call to Order - by Chairman Tony Doerr at 1:30 pm.
2. The June 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-783-** an application submitted by George Collinger for a Variance to allow the reconstruction of an existing single family residence. The owner proposes to build within the current, nonconforming setback lines. The property is located on 601 Harvey Peninsula Road tax map 59, parcel 230 and is zoned Lake Residential 1. The Commission offered no formal comments on the request.

2. **SE-468-** an application submitted by SPLONE, Inc. to allow the construction of structures that would be similar in character and extent, to a rooming and boarding house. The property is located near 220 North Glade Road tax map 59, parcel 59 and is zoned Lake Residential 2. The Commission offered no formal comments on the request.
3. **SE-469 and VR-784-** an application submitted by Deep Creek Marina, LLC, for a Special Exception to change the character and extent of Commercial Outdoor Recreation activities, by the addition of miniature golf, at the site. The applicant is also applying for Variances to allow a 20-foot front yard setback and 40-side yard setback for the miniature golf course. The property is located at 970 Deep Creek Drive in McHenry, tax map 50, parcel 26 and is zoned Town Center. The Commission recommends that before granting any additional requests that the Board of Appeals should confirm that all previous conditions imposed by the Board are complied with. Also the Planning Commission recommends that a “master plan” be developed for the site, by unanimous vote of 7 to 0.

2. Action on (PRDs) Planned Residential Developments-

Wisp Resort Phase 7, Lodestone Subdivision, Biltmore Section 8. The developers, NLP of Maryland, LLC, submitted a final plat for Lot 12, located off Biltmore Ridge Trail. The property is part of the Wisp Resort PRD and is located on Map 49, Parcel 142 in a Lake Residential 1 (LR1) zoning district. The Planning Commission granted preliminary approval for a total of 145 lots in the Biltmore section during their September 2013 meeting. The Commission granted approval of the Final plat for Section 8, Lot 12 by a unanimous vote of 7 to 0

3. Action on Major Subdivisions-

Preliminary and Final Plat-McHenry Business Park, Lot 1- The Board of Garrett County Commissioners submitted a Preliminary and Final Plat for Lot 1 in the McHenry Business Park. The property is located on tax map 42, parcel 521 in an Employment Center land classification. The Planning Commission granted approval of the Preliminary and Final Plat by a unanimous vote of 7 to 0. The plat will be released for recording after final approval of the entrance permit.

4. Comprehensive Plan Discussion-

Chet Parsons of AECOM explained that the Sustainable Environment Open House will be held on July 16, 2018 from 3 pm to 6 pm in the Garrett College Continuing Education Building, Room 111. He went on to explain to the Commissioners what

to expect. There will be 5 stations, one for check in, one for land use, one for water resources, one for energy/mineral resources and one for sensitive areas. Mr. Parsons noted that the Mineral Resources chapter was broadened to include a more general discussion of energy and notably renewable sources. At each station goals and objectives from the 2008 plan will be displayed. AECOM plans to have maps on display and give the public the opportunity to comment or give feedback on whether they agree or disagree with goals in the previous plan as well as proposed goals and objectives.

Mr. Parsons stated that the day of the week had been changed from a Friday evening to a Monday early evening, late afternoon in the hopes of capturing more people – the second home owners before they might leave for home and the locals as they get off of work. The Commissioners were urged to attend.

Mr. Parsons also noted that he and Director Carpenter had met with Dave Cotton, our regional representative to the MD Department of Planning, at which they discussed the process of keeping MDP in the loop by letting them review drafts of the chapters as we get them complete. That process will ensure that we are meeting the state's mandates and hopefully make their review process at the end a bit easier.

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

Respectfully submitted,

Deborah Carpenter
Director
Garrett County Planning & Land Management