

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

Tony Doerr
Jeff Messenger
Jim Hinebaugh

Tim Schwinabart
Liz Georg
David Moe

Deborah Carpenter -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-

1. **VR-783-** an application submitted by George Collinger for a Variance to allow the reconstruction of an existing single family residence was continued from the July Zoning Appeals Board meeting. 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. Action on (PRDs) Planned Residential Developments-

Wisp Resort Phase 7, Lodestone Subdivision, Biltmore Section 9. NLP of Maryland, LLC submitted a Final Plat for Section 9, Lot 13 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 9, Lot 13 by a unanimous vote of 5 to 0.

Wisp Resort Phase 3D, 3E, 3F & 3G, North Camp Subdivision, North Camp Ridge Section 3. NLP of Maryland, LLC submitted a Final Plat for Section 3 consisting of 17 new lots located off of North Camp Road, Fork Run Trail and Ridgeline Trail. The property is part of the Wisp Resort PRD and is located on Map 49, Parcel 128 in a Rural (R) 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 Section 2 by a unanimous vote of 5 to 0

3. Action on Major Subdivisions-

Preliminary Plat & Final Plat of Section 1-College Heights- Mountain Lake Investments, LLC submitted a Preliminary Plat and a Final Plat for Section 1 (lots 14 & 15) of the College Heights subdivision. The property is located on Map 42, Parcels 369, 397, 427 and 508 in a Town Residential (TR) Zoning District. The Planning Commission granted approval of the Preliminary & Final Plats by a unanimous vote of 5 to 0.

4. Comprehensive Plan Discussion-

On-line Comments Received. Director Carpenter ensured Commission members received and reviewed comments sent through the on-line public comment form. Five comments were received in total in the last month. She also asked whether the Commission would like all comments posted on-line. The Commission expressed their desire to post all comments as received.

Sustainable Environment Open House. Next Director Carpenter gave a brief overview of the Environment Open House. AECOM will be providing a more thorough synopsis of comments received at that event. Director Carpenter noted that it was held at a different time, day of the week and location as the Community Visioning Open House, in the hopes of boosting attendance. Holding the event on a Monday from 3 – 6 pm in the Continuing Education building turned out to be a much better format and resulted in better attendance. Because of this the next open house will also be on a Monday from 3 – 6 pm in the same location.

There appeared to be very good discussion between staff and citizens at the Open House as well as between the citizens themselves. Liz Georg, a Commission member in attendance, agreed that it seemed like a very productive exercise from her perspective. Director Carpenter and Liz both noted complaints about the mapping. Chet Parsons from AECOM apologized for the poor quality of the mapping and assured the Director that would not happen again.

One comment from the public at both the open house and at a subsequent Board of County Commissioners meeting, requested another public meeting be held after a draft is created, but prior to a formal public hearing. Director Carpenter noted that another meeting, should they choose to do it, was not included in the contract with AECOM. The Commission decided

that after the draft document was made they would hold a presentation of the draft followed by a public comment session during their regularly scheduled Planning Commission meeting.

Another Open House comment was in regard to a bit of confusion the public might feel with the Open House format. It was stated that most expect a presentation of sorts, so they can understand why we are updating the plan, what the process might be and other basic information. It was suggested by the Director that another station be added to the next Open House to provide that information. The next Open House event will have that station manned by the Director.

Vibrant Economy Open House. The next open house will cover the topic of the Economy and specifically focus on economic development, infrastructure and transportation. It will be held on August 13, 2018 from 3 – 6 p.m. in Room 111 of the Garrett College Continuing Education building. The Director has extended specific invitations to Michael Hough, Director of Economic Development at the County, and will be extending specific invitations to Nathaniel Watkins and Cheryl DeBerry, who are county employees heavily involved in the County’s Broadband project. Garrett Trails, the Chamber and the Board of Realtors were all notified and they would most likely have particular interest in this Open House set of topics. The members were encouraged to spread the word and pass out flyers of the event.

The Director reviewed the draft station descriptions and goal/objective/topic sheets that are proposed to be at each station. The Commission had no edits to contribute to those documents and approved their use.

- B. Next Scheduled meeting** –The next regular meeting of the Planning Commission is scheduled for **September 5, 2018**, in the County Commissioners Meeting Room, at **1:30 pm**.
- C. Adjournment- 2:30 pm.**

Respectfully submitted,

Deborah Carpenter
Director