

**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, October 3, 2018, at 1:30 p.m., in the County Commissioners Meeting Room. Members and guests in attendance at the meeting included:

Tony Doerr	Tim Schwinabart	Deborah Carpenter -staff
Jeff Messenger	Liz Georg	Chad Fike-staff
Jim Hinebaugh	Jeff Conner	Chet Parsons - consultant
Bruce Swift	Earl Eisenhart	Doug Storck

1. Call to Order - by Chairman Tony Doerr at 1:30 pm.
2. The September minutes were approved as submitted.
3. Report of Officers – None
4. Unfinished Business – None
5. New Business – None

**A. Miscellaneous**

**1. Action on Architectural Review-**

**Architectural Review of Deep Creek Marina-** Pursuant to Section 157.078 of the Deep Creek Watershed Zoning Ordinance, the Zoning Administrator requested the recommendation of the Planning Commission on the design of a proposed principal, non-residential structure that will be visible from a public road. Architectural standards require that no more than 60 percent of a building façade have metal siding. Deep Creek Marina is planning to construct a new Sales and Service Building next to their existing Sales and Service Building located at 2010 Deep Creek Dr, McHenry MD. The authorized agent of the applicant presented plans that indicated that no more than 60% of the vertically exposed structure would consist of steel siding. The Commission granted approval of the architectural review by a unanimous vote of 7 to 0.

## 2. Deep Creek Watershed Zoning Appeals Cases-

**VR-786-** an application submitted by Raymond Ferguson for a Variance to allow the subdivision of an existing parcel into two new lots with a minimum lot area of one acre each and leaving the residual with 2.4 acres. In addition, the applicant is seeking a variance from the terms of the minimum lot width standard in order to allow the two new lots to have lot width less than the required 150'. The property is located at 371 Pysell Road, tax map 42, parcel 28 and is zoned Lake Residential 2. The Commission offered no formal comments on the request.

## 3. Comprehensive Plan Discussion-

**Overview of Thriving Population Open House.** Chet Parsons, project manager for the Comprehensive Plan update from AECOM, supplied the Commission with sheets of comments recorded at the three stations: population, housing and facilities and services. These comments were ranked based on number of people commenting on similar topics. Overall, affordable housing was an important issue with those in attendance, as well as rehab and renovation of existing stock. Under facilities and services, the most important issue to those in attendance was not to consolidate high schools. Other ideas under facilities and services were farmers markets and regional recreational opportunities. Mr. Parsons stated that comments were taken as received and all comments will be part of the public record and part of the Comprehensive Plan Supporting Documentation.

The next steps will be to continue the drafting of sections of the Plan. They have considerable work completed on the Environment and Economic Sections of the Plan and Mr. Parson's goal is to have those two drafts completed in the next few weeks.

**Signage Committee.** Director Carpenter distributed a letter from the Commissioners regarding the formation of the signage committee, whose role it will be to review the current sign chapter in the Deep Creek Watershed Zoning Ordinance and recommend changes to the Planning Commission. Commissioner Hinebaugh clarified the Board's position that the Planning Commission should recommend the members to the Board for their approval, and in so doing also ensure fair representation of various interests. The Commission believes 7 people will be the appropriate size of the committee. Director Carpenter recommended putting out a press release calling for volunteers to the media and posting it on the County's website and social media. Director Carpenter also informed the group that she and Bruce Metz would serve as staff to the committee, and she plans to bring in experts to provide education and guidance. For example, Mike Getty, the County Attorney will provide his opinion on the Supreme Court ruling that dictates jurisdictions regulate signs without considering content, and a representative of the sign industry will be asked to give an overview of existing technology and expected trends.

Carpenter also emphasized that the Planning Commission should give the committee direction. She stated that the general feel from the group has been that they want to see a balance between an overabundance vs too few signs, as well as signs that are large and flashy vs signs that may be so small a traveler would have trouble reading them. A statement will

need to be formulated for the signage committee at the outset, so they fully understand the task at hand.

- B. Next Scheduled meeting** –The next regular meeting of the Planning Commission is scheduled for **November 7, 2018**, in the County Commissioners Meeting Room, at **1:30 pm**.
- C. Adjournment- 2:08 pm**

Respectfully submitted,

Deborah Carpenter  
Director