

# **Garrett County Planning Commission Minutes**

## **November 7, 2018**

### **I. Call to order**

Tony Doerr called to order the regular meeting of the Garrett County Planning Commission at 1:30 on November 7, 2018 in the Commissioners Public Meeting Room in the Garrett County Courthouse.

### **II. Attendance**

The following Commission members were present: Tony Doerr, Jeff Conner, Jeff Messenger, Tim Schwinabart, Liz Georg, Bruce Swift, Jim Hinebaugh, and Shelley Argabrite

The following persons from the public were present: Doug Barton, Paul Durham, Earl Eisenhart and Dave Moe

The following staff from the Garrett County Department of Planning & Land Management were present: Deborah Carpenter and Chad Fike

### **III. Approval of Minutes from last meeting**

The minutes were approved as presented by a unanimous vote.

### **IV. New Business**

#### **a) Major Subdivision/PRD/Waiver**

Revised Preliminary Plat Back of Beyond- Franklin Trust P.S.E. Family submitted a revised Preliminary Plat for Back of Beyond. The property is located on Map 67, Parcels 419, 1 & 778 in a Lake Residential 1 zoning district. The Planning Commission granted approval of the revised Preliminary Plat by a unanimous vote of 7 to 0.

#### **b) 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.

c) **Comprehensive Plan – Progress Update**

Director Carpenter presented correspondence from Chet Parsons, project manager from AECOM, stating that they would be delayed until the start of the new year on delivery of a draft document due to staffing issues. She stated that though it is not ideal, the Planning Commission is under no deadlines from the state and will be embarking on revisions to the sign chapter in the Deep Creek Watershed Zoning Ordinance. She also stated that she affirmed that no extra charges would be incurred by the county for the delay. The Planning Commission expressed disappointment with the delay and asked Director Carpenter to draft a letter voicing their concern and requesting more interaction as the draft is being made, so that sections and subsections can be being reviewed during the process.

d) **Signage Committee – Selection of Volunteers**

Director Carpenter presented the list of volunteers (11) and led a discussion about selecting a balanced group. After much discussion the Planning Commission voted to accept all volunteers with the exception of Bill Weissgerber. Mr. Weissgerber will be a part of the process as a member of the Planning Commission. The Planning Commission also voted to add a seat for a representative of the Zoning Appeals Board, as they felt they needed representation. That seat cannot be held by Bruce Swift, since he is serving as a Planning Commission member in this process. This action was approved by a vote of 7 to 0.

**Signage Committee – Draft Guidance Document**

Director Carpenter presented a draft letter to all potential signage committee members. The purpose of the letter is to thank the members for their service, direct their efforts onto four main topic areas (Reed v. Gilbert, temporary signage, digital signage and sign heights), explain process and convey the vision and purpose of the sign chapter. The Planning Commission approved the content of the letter. Director Carpenter will contact the volunteers and get the logistics of the meetings finalized during the remainder of November. The signage committee should commence meeting in December.

**V. Next Meeting – December 5, 2018**

**VI. Adjournment**

Tony Doerr adjourned the meeting at 2:18.

Minutes respectfully submitted by: Deborah Carpenter, Director