

Garrett County Planning Commission Minutes

December 5, 2018

I. Call to order

Tony Doerr called to order the regular meeting of the Garrett County Planning Commission at 1:32 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 and Bill Weissgerber

The following persons from the public were present: Jonathan Kessler and Earl Eisenhart

The following staff from the Garrett County Department of Planning & Land Management were present: Deborah Carpenter, Bruce Metz and Chad Fike. The following staff from Comprehensive Plan consulting firm AECOM were present: Chet Parsons.

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

Wisp Resort Phase 6C, Whitewater Village- JSJB, LLC submitted Final & Record Plats for Whitewater Village Section 1 (Lots 11-8) located off of Wisp Adventure Road. The property is part of the Wisp Resort PRD and is located on Map 49, Parcel 124 in a Rural (R) Land Classification. Final & Record Plats showing the perimeter, easement areas and right of way areas were also submitted. The Planning Commission granted preliminary approval for a total of 16 lots in the Whitewater Village Phase during their January 2017 meeting. The Commission granted approval of the Final & Record Plats for Whitewater Village Section 1 by a unanimous vote of 6 to 0.

Wisp Resort Phases 11B & 11C, Lago Vista- NLP of Maryland, LLC submitted Final & Record Plats for Lago Vista Section 4 (Lots 33 & 34) located off of Winding Estates Drive. The property is part of the Wisp Resort PRD and is located on Map 57, Parcel 618 in a Lake Residential 1 (LR1) zoning district. The Planning Commission granted preliminary approval for a total of 51 lots in the Lago Vista Phase during their January 2007 meeting. The Commission granted approval of the Final & Record Plats for Lago Vista Section 4 by a unanimous vote of 6 to 0.

b) **Zoning Appeals Cases**

VR-787- an application submitted by Boris Lelchitski for a Variance to allow a shed to within 3' of the side property line and to within 1.5' of the rear property line. The owner has purchased the buy down from the State of Maryland. The property is located at 114 Bee Tree Lane, tax map 57, parcel 275 and is zoned Lake Residential 1 (LR1). The Commission offered no comment.

SE-470- an application submitted by Robert and Sharon Welch for a Special Exception for a 6 bedroom Transient Vacation Rental Unit. The property is located at 256 Stillwater Drive, Swanton, tax map 59, parcel 619, lot 3 and is zoned Lake Residential 1 (LR1). The Commission offered no comment.

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

Chairman of the Signage Committee, Jonathan Kessler presented an overview of the first meeting to the Planning Commission. Mike Getty provided the sign committee with a good overview of the implications of the Reed v. Town of Gilbert Supreme Court case. It was clear to the group that all content-based references and exceptions need to be removed from the code. The consensus of the group is that the code needs to be kept simple – perhaps no longer than 10 pages. It was noted that these regulations apply only to the Deep Creek watershed but does not apply to SHA right of way, DNR property, municipalities or unzoned portions of the county. The committee plans to invite SHA and the municipalities to participate in the process. The group started discussions on voluntary trade programs whereby a property owner may voluntarily relinquish some sign rights for an incentive.

Removing any reference to content, makes it a bit more difficult to define an on-site sign, and Mike Kenney of Kenney Signs, sitting as the industry expert for the group, suggested that if it is defined as being located within a certain number of feet of the business address, it would alleviate that problem. Regulating without reference to content will also dictate that the ordinance regulate more on size, placement and sign type based on zoning districts (ie. Different standards in commercial versus residential districts). The group also anticipates discussing permitting processes and enforcement.

Next steps include reviewing the existing code, rewriting the purpose statement, arranging a meeting with SHA, inviting municipalities to participate, establishing a timeline for progress and discussing ways to encourage committee members and the community to stay engaged.

Next Kessler presented 6 questions to the group and requested input. After some discussion it was decided that the group would review Kessler's questions and send answers to Director Carpenter to convey to the Committee.

d) **Comprehensive Plan – Progress Update**

Chet Parsons went over the process for the conclusion of the Comprehensive Plan update. AECOM plans to replicate the 2008 Plan with current data, update the mapping, re-organize the format and incorporate comments and ideas developed by the Planning Commission and the public. AECOM has made some updates to the Environmental section, and the Economy section is well underway. Completion is anticipated to be by the end of March.

Director Carpenter suggested that the meat of the document be filled with projections, goals, objectives and action plans. All information about current conditions should be placed in an Appendix. The Planning Commission agreed with the suggestion.

V. Next Meeting – January 2, 2019

VI. Adjournment

Tony Doerr adjourned the meeting at 2:30.

Minutes respectfully submitted by: Deborah Carpenter, Director