

Garrett County Planning Commission Minutes

February 6, 2019

I. Call to order

Tony Doerr called to order the regular meeting of the Garrett County Planning Commission 1:31 at p.m. in the Commissioners Public Meeting Room in the Garrett County Courthouse.

II. Attendance

The following Commission members were present: Tim Schwinabart, Jeff Conner, Shelley Argabrite, Tony Doerr, Liz Georg

The following staff from the Planning & Land Management Dept were present: Deborah Carpenter & Chad Fike

The following persons from the public were present: Cecil Holtschneider, Kerry Shultz, Jonathan Kessler

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

Action on Planned Residential Developments (PRDs)/Waivers – None

Action on Major Subdivisions

Eagles Trace - Garrett LAD, LLC submitted the Final Plat for the Eagles Trace subdivision (Lots 1-25) located off of Stockyard Road. The property is located on Map 16, Parcel 89 in a Rural (R) Land Classification. The Commission granted approval of the Final Plat for Eagles Trace by a unanimous vote of 5 to 0.

Rocklick Creek Estates - Cecil Holtschneider submitted a revised Preliminary Plat and a Final Plat for Phase 1 (lots 1-10) of the Rocklick Creek Estates subdivision (24 lots total). The subdivision property is designated Map 42, Parcel 2 and is located off of Haenftling Road in an Agricultural Resource Land Classification (grandfathered Rural Land Classification standards apply). Pursuant to the Subdivision Ordinance requirement that final plats must be submitted within ten years from the date of preliminary plat approval, Mr. Holtschneider requested a ten year extension from the date of revised preliminary plat approval. The Commission granted approval of the Revised Preliminary Plat, Final & Plat and extension by a unanimous vote of 5 to 0.

b) Election of Officers

Chair: Tony Doerr

Vice Chair: Jeff Conner

Secretary: Liz Georg

c) Sign Committee Update – Jonathan Kessler

Kessler noted that the group has decided to have 3 extra meetings in the month of February in order to meet the preferred deadline of April 3. Kessler shared a list of definitions and a proposed new chart which would list the standards. The committee voted on a new purpose statement and definition of sign. Other sign type definitions are still being debated. He explained the process the committee is following and how the Reed v Town of Gilbert has affected the way the group must define terms. He mentioned the group is considering the creation of a guidebook for applicants that will make the process easier to understand.

Kessler noted that the committee met with a representative of SHA to discuss their rules and regulations. They also discussed the possibility of any cooperative agreement that might be possible with business owners whose businesses exist along a right of way that is wider than in most other areas.

Kessler asked the Commission to give the group some idea of their appetite for beefing up the enforcement section of the chapter. The department is a complaint driven office, so the only time a violation is addressed is if someone complains. Once a complaint is received staff will investigate and pursue action if deemed necessary. Kessler would like to discuss creating a licensing system for signage with a sticker issued that will identify the sign as legal. He anticipates the group may be presenting enforcement options that may include monetary fines or loss of sign rights. These would be quite a bit more stringent than what currently exists. If the Commission does not want them to head in that direction, he would like them to let him know.

Kessler asked that the Commission start considering the timeline to ensure that the necessary public hearings and reviews can be completed without impacting businesses by delaying the issuance of these regulations until the height of the summer season. It was emphasized that the content of this ordinance and the history of why it's being done as it is, is very complicated. Education of the public will have to be an essential component of the public process.

d) Comprehensive Plan Update

Carpenter relayed that Project Manager, Chet Parsons has left the company. The new project manager is Chris Rogers, who will attend next month's meeting. The new project manager is working with staff on the Land Use section to ensure the data is accurate. As chapters are ready for review they will be shared with the Planning Commission and discussed during their regularly scheduled meetings.

e) Transportation Priority List

Carpenter presented the 2018 Transportation Priority List and commented on the other entities that will potentially recommend on the list. Garrett Trails notified the department that they do not have any new priorities to add, nor edits on the existing priorities. The municipalities are meeting this evening. County roads will still need to respond with their requests, if any. One citizen submitted a request for action at an intersection. That intersection, Turkey Neck Rd and Rt 135, is already listed in the priorities with a recommendation for a merge lane westbound. However, the citizen is suggested that the recommendation also include speed limit reductions to the east of the intersection to 35 mph and warning signs placed to the east of the intersection. The Commission agreed by a unanimous vote.

f) Annual Report

Carpenter presented the 2018 Annual Report. She noted that the format is exactly the same with the meeting summaries and data being updated. She drew their attention to the local goals section and noted that in 2018 5 percent of new lots and 8% of new residential development occurred in PFAs. Our stated goal is for 10% of development to occur in PFAs. Her office recommendation is to maintain that goal. The Commission agreed and approved the Annual Report by a unanimous vote.

V. Next Meeting – March 6, 2019

VI. Adjournment

Tony Doerr adjourned the meeting at 2:50.

Minutes respectfully submitted by: Deborah Carpenter, Director