

Garrett County Planning Commission Minutes

March 6, 2019

I. Call to order

Tony Doerr called to order the regular meeting of the Garrett County Planning Commission at 1:30 p.m. in the Commissioners Public Meeting Room in the Garrett County Courthouse.

II. Attendance

The following Commission members were present: Tony Doerr, Liz Georg, Jeff Conner, Bruce Swift, Bill Weissgerber

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

The following persons from the public were present: Karen Myers

III. Approval of minutes from last meeting

The minutes were approved with edits by a unanimous vote.

IV. New Business

a) Major Subdivision/PRD/Waiver

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

Action on Major Subdivisions

Ridge Run –

b) Zoning Appeals Cases

SE-473 - an application submitted by Hugh Umbel/Legacy Home Corp for a Special Exception for a 6-bedroom Transient Vacation Rental Unit. The property is located at 465 Waterfront Greens Drive, tax map 59, parcel 611, Lot 79 and is zoned Lake Residential 1 (LR1). The Commission offered no comment.

c) Sign Committee Update – Karen Myers

Terms and definitions to meet the new standards to be in compliance following the court case have been agreed upon. Discussion about new enforcement procedures has been discontinued. The group is focusing on the four major items listed in the letter sent to each appointee at the start of the process.

Sign height was recommended to be a maximum of 25 feet when the centerline of the road is at least 5 feet higher than the property and with graduated increments based upon the elevation of the road centerline to the property's elevation.

The group decided that the maximum number of signs will be based on road frontage and property acreage, and that signs under 2 square feet will not be regulated.

The completion and acceptance of the new regulations may not happen prior to the beginning of the summer season.

d) Comprehensive Plan Update

Chris Rogers, the new project manager for the Comprehensive Plan update, introduced himself. He is from the Newark DE office of AECOM. He has met with staff to come up to speed on what has been accomplished to date and the expectations. He apologized on behalf of the company that they are behind on the project. He is familiar with MD planning and rural planning. The new timeline will be dependent on them having a firm grasp on format changes and content expectations. After staff reviews an initial draft of the Land Use element, which should be available in the next couple weeks, he anticipates being able to give the Commission a better idea of final draft timeline.

V. Next Meeting – April 3, 2019

VI. Adjournment

Tony Doerr adjourned the meeting at 2:05.

Minutes respectfully submitted by: Deborah Carpenter, Director