

Garrett County Planning Commission Minutes

May 1, 2019

I. Call to order

Tony Doerr called to order the regular meeting of the Garrett County Planning Commission at 1:32 on May 1, 2019 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, Tim Schwinabart, Shelley Argabrite, Jeff Messenger, Jim Hinebaugh

The following persons from the public were present: Earl Eisenhart, Dave Moe

Staff present: Deborah Carpenter, Chad Fike, Bruce Metz

III. Approval of minutes from last meeting

The minutes were Approved as presented.

IV. New Business

a) Zoning Appeals Cases

Docket VR 788 – an application submitted by Jeffrey and Judy Dudenhaver for a Variance to allow the construction of a residence to within 11.0 feet of the side property line. The property is located on at 402 Brant Road, Swanton MD 21561, tax map 59, parcel 209, grid 7 and is zoned Lake Residential 1 (LR1). The Commission offered no formal comment by a unanimous vote.

Docket VR 789 – an application submitted by Robert and Linda Lindsey for a Variance to allow the subdivision of an existing parcel into one new lot with a minimum lot area of one acre. The property is located at 1155 Pysell Road, tax map 42, parcels 202 and 531 and is zoned Lake Residential 2 (LR2). The Commission offered no formal comment by a unanimous vote.

b) Major Subdivision/PRD/Waiver

NLP of Maryland, LLC submitted and the Commission reviewed Final and Record Plats for Section 11 of the Lodestone Subdivision, Biltmore Section of the Wisp Resort Planned Residential Development. The property is located on Map 49 Parcel 142 in a Lake Residential 1 Zoning District and Rural Land Classification. The Planning Commission granted approval of the Final and

Record Plats by a unanimous vote contingent on the plats receiving final signature from all appropriate agencies.

c) **Sign Committee Update**

Carpenter reported that the sign chapter is being drafted by Mike Getty and herself. Progress has been made in recent days but it is not ready to present to the committee as of yet. Once ready the committee will meet to decide on edits. After the committee is satisfied they will present it to the Planning Commission. The Planning Commission has the option to hold a public hearing and edit the document prior to sending to the Commissioners. The Commissioners must hold a public hearing. They too have the option to edit or request edits to the document.

Carpenter showed a sign chart which will be a major change in the format of the chapter. She emphasized the sign types and noted that the Supreme Court ruling required counties to eliminate all reference to content of the sign, making references to real estate signs, for sale signs, church signs, etc. obsolete. The first column for sign type refers to how they are displayed, ie. free-standing vs attached; temporary vs permanent; etc. The regulations will need to be organized by sign type and district.

d) **Comprehensive Plan Update**

Carpenter stated that she had sent her review of the Land Use chapter to AECOM and is awaiting information in return. She showed the group what the chapter and review looked like to date but stated that AECOM would like to process some of this data and change into the easier to read format prior to sharing it with the Commission members. AECOM had stated that they will not be able to give a timeline for completion until after the first edits were complete. Carpenter also stated that she had spoken to Brian Bowers, Director of Purchasing for the County regarding contract extension protocol. He stated that the letter we had sent previously was adequate, but that for this additional extension he would like to be notified and would handle the contract obligations.

V. Next Meeting – June 5, 2019

VI. Adjournment

Tony Doerr adjourned the meeting at 2:00 p.m.

Minutes respectfully submitted by: Deborah Carpenter, Director