

# **Garrett County Planning Commission Minutes**

## **August 7, 2019**

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

Tony Doerr called to order the regular meeting of the Garrett County Planning Commission at 1:30 on August 7, 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, Jeff Messenger, Bill Weissgerber, Jim Hinebaugh, Bruce Swift

The following persons from the public were present: Troy Ellington, Earl Eisenhart, Karen Myers

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 SE 480 – an application submitted by Betty Ream for a Special Exception to place a single-wide mobile home on her property. The property is located at 589 North Glade Road, tax map 59, parcel 133, grid 9 and is zoned Lake Residential 1. The Commission offered no formal comment by a unanimous vote.

Docket VR 793 – an application submitted by Ali Dilmaghani for a Variance to build a home on his property to within 2 feet of the rear property line. The property is located at 3117 Lake Shore Drive, tax map 50, parcel 203, Lot 60 and is zoned Lake Residential 1 (LR1). The Commission offered no formal comment by a unanimous vote.

Docket VR 794 – an application submitted by David L Mazzuca for a Variance to build a home on his property to within 12 feet of the rear line and a deck to within 4 feet of the rear line. The property is located at 1399 Marsh Hill Road, tax map 50, parcel 111, grid 7 and is zoned Lake Residential 1 (LR1). The Commission offered no formal comment by a unanimous vote.

Docket VR 795 – an application submitted by Joseph & Michelle Ney for a Variance to build a home on their property to within 11 feet of the rear line and a deck to within 3 feet of the rear line. The property is located at 1239 Lake Shore Drive, tax map 57, parcel 233, grid 12 and is zoned Lake Residential 1 (LR1). The Commission offered no formal comment by a unanimous vote.

b) **Major Subdivision/PRD/Waiver**

Craig Ingram requested an extension for the recordation of the “Plat of Survey for Joselle Gatrell”. This two lot minor subdivision originally received final approval on November 30, 2006. Section 159.100 of the Garrett County Subdivision Ordinance states that if a record plat is not recorded within 10 years after the date of final plat approval then the approval shall become null and void unless a written extension is granted by the Planning Commission. The Planning Commission voted unanimously to grant a five year extension that will expire on August 7, 2024.

c) **Comprehensive Plan Update**

Carpenter reviewed comments received from the Planning Commission during review of the draft of the Land Use chapter. She noted that our regional planner, Dave Cotton has reviewed the draft and offered comment as well. He has stressed the need to ensure that all planned future development needs to be described in the document.

Carpenter noted that the municipalities were contacted to provide their future growth areas. Three municipalities wish to alter or add growth areas. They are Grantsville, Oakland and Deer Park.

The Director relayed that the first draft of the Housing section has been received. She then gave an overview of the review process. The first draft is not in the final format and her office has been going through the first drafts prior to them being supplied to the Planning Commission to ensure the details within are correct. Once the major edits are complete, the document is re-formatted and sent to the Planning Commission and MDP for their comments.

During the initial review of the Housing section, Carpenter noted that the Growth Scenario needed to be updated. The Planning Commission reviewed the updates which adds the last couple years of permits and subdivisions. She reminded the group that during mid 2016 when the first Scenario was shared with the group, it was anticipated that the anomalies of the previous years should lose their influence and numbers of new housing starts should start leveling off. The

unknown was those numbers would be, since the previous years had such wild fluctuations. Carpenter recommended that based on the new analysis and trends the anticipated rate of new housing starts would be around 100 per year. The Planning Commission agreed.

Discussion about declining population and age distribution charts and analysis within the Growth Scenario led to some discussion. It was decided to add emphasis and additional charts to the Growth Scenario and to ensure a discussion of the impact of those trends are highlighted within the Comprehensive Plan.

The Commission engaged in a conversation about vocational training and workforce development issues. It was decided to invite Paul Edwards to the next meeting to discuss how the secondary education department of the Board of Education is addressing vocational trades in light of a declining school population and problems local companies are having finding workforce.

d) **Sign Chapter Public Hearing**

Carpenter gave an overview of the process, the Sign Committee's work, and major highlights of the draft, as well as the process of advertising of the public hearing. No written or oral comments were received as of the date of the hearing. An attendee asked if a public comment period would be extended beyond the public hearing. The Commission voted to extend a comment period to last for 10 days after the hearing. If no comments are received the draft will automatically be pushed to the Commissioners to continue the process.

**V. Next Meeting – September 4, 2019**

**VI. Adjournment**

Tony Doerr adjourned the meeting at 2:30 p.m.

Minutes respectfully submitted by: Deborah Carpenter, Director