

# ***Garrett County Planning Commission Minutes October 2, 2019***

## **I. Call to order**

Tony Doerr called to order the regular meeting of the Garrett County Planning Commission at 1:34 on October 2, 2019 in the Commissioners Public Meeting Room in the Garrett County Courthouse.

## **II. Attendance**

The following Commission members were present: Tony Doerr, Tim Schwinabart, Jim Hinebaugh, Bruce Swift

The following persons from the public were present: Earl Eisenhart, Jerome Lynch, Fred Eggleston

Staff present: Deborah Carpenter, Chad Fike

## **III. Approval of minutes from last meeting**

The minutes were Approved as presented.

## **IV. New Business**

### **a) Waiver Request**

Garrett County Habitat for Humanity requested waivers from the minimum lot width, roadway design and road frontage standards of the Garrett County Subdivision Ordinance. The waivers are necessary in order to subdivide lots around the final six home sites in the Hopeland Village development. These six home sites were originally intended to be included in the Hopeland Village condominium but were not recorded prior to expiration of the condominium term limits. After discussion, the Planning Commission granted the waivers by a unanimous vote. The Planning Commission also unanimously voted to grant a waiver from the minimum lot size. The waivers are contingent on the condo association granting these new lots access to the existing road system.

### **b) Final & Record Plat**

Hugh Umbel of Mountain Lake Investments, LLC submitted Final and Record Plats for Section 2 of the College Heights subdivision. The property is located off Bumble Bee Road on Map 42, Parcels 369, 397, 427 & 508 in a Town Residential zoning district. The Planning Commission reviewed and then granted approval of the Final and Record Plats by a unanimous vote.

c) **Sign Chapter Update**

Director Carpenter reported that the Commissioners will hold a public hearing on the proposed sign chapter updates during their regularly scheduled meeting on November 4, 2019.

d) **Cabin Unit Amendment Request**

Director Carpenter reminded the Commission of their request for an opinion from the County attorney, Mike Getty, on the request for amendment to add the term Cabin Hotel Unit to the zoning ordinance with unique setbacks and requirements. Carpenter read Getty's opinion to the board, in which he cautioned against piecemeal zoning. Getty further stated that defining "cabin" for the purposes of this proposed use would prove to be problematic and the maximum square footage requested is equivalent to a modest single family residence, and not in keeping with the average size of a hotel room.

In light of Getty's opinion, the Commission voted to deny the standing request, but asked the Director to investigate the changing nature of hotel units and how other areas are addressing them in their zoning ordinances.

e) **Comprehensive Plan Update**

Director Carpenter led the Planning Commission in finishing the review of the draft Economic Development chapter, recommendations 11 – 21. The following was decided.

#11 – no changes

#12 – no changes

#13 – Delete the last sentence. The Commission wanted "Directory of Small Business Services" clarified. After conversation with Kim Durst from Garrett County Economic Development, the Planning Commission determined that the name was misleading and should be more appropriately called "Programs/Services for Small Businesses". Kim Durst suggested using the term "Business Resources". Ms. Durst stated, *"In addition to providing business names, addresses, and phone numbers for local insurance agents, banks, mortgage agents, utility providers, workforce education, and the like, the database will also house addresses and phone numbers for county, state and local government offices, i.e., Liquor Control Board, Planning, Permits, Clerk's Office (business licenses), SBA, town halls, MD Commerce, etc. Information relating to various organizations that provide grants or business financing, including ag financing, as well as organizations that deal with specific portions of the population, i.e., Veterans, women-owned business, farmers, etc., will be included, as will tax credits (county, state and federal)."*

#14 – Second sentence needs clarity. Change to “...Garrett College, the Small Business Development Center and/or other available resources in the development...”

#15 – no changes

#16 – no changes

#17 – Needs clarity. Did you mean reserve or preserve? What do you mean exactly? The Commission feels preserve may be more appropriate depending on your reasoning.

#18 – Take the word ‘road’ out and make this recommendation about infrastructure in general.

#19 – Change “with an eye” to “with a commitment” or another appropriate term. The point the Commission wants to make is that it shouldn’t be a ‘we wish’ kind of statement but a ‘we expect’ kind of statement.

#20 - & #21 – Both should be covered in the Housing Chapter. Move these two there.

## **V. Next Meeting – November 6, 2019**

## **VI. Adjournment**

Minutes respectfully submitted by: Deborah Carpenter, Director