

Garrett County Planning Commission Minutes

December 4, 2019

I. Call to order

Tony Doerr called to order the regular meeting of the Garrett County Planning Commission at 1:32 pm on December 4, 2019 in the Commissioners Public Meeting Room in the Garrett County Courthouse.

II. Attendance

The following Commission members and staff were present: Tony Doerr, Jeff Conner, Tim Schwinabart, Bruce Swift, Deborah Carpenter, Bruce Metz

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

III. Approval of minutes from last meeting

The minutes were approved as presented.

IV. New Business

a) Zoning Appeals Cases

SE – 481- an application submitted by Short Story Brewing for a Special Exception permit to establish a tavern. The property is located at 1550 Deep Creek Drive, Unit 1, McHenry, MD 21541. The parcel can be found on tax map 50, parcel 711 and is zoned Town Center. The Commission offered no formal comment by a unanimous vote.

SE – 482 – an application submitted by John & Stacy Beauregard for a Special Exception permit for a single family home, six bedroom Transient Vacation Rental Unit (TVRU). The property is located at 282 Biltmore Ridge Trail, tax map 49, parcel 147, lot 14, grid 1 and is zoned Lake Residential 1. The Commission offered no formal comment by a unanimous vote.

b) Sign Chapter Update

Director Carpenter reported that the Commissioners voted to adopt the new sign chapter with one edit during their meeting on November 19, 2019. The change was in deference to the one citizen comment received. The edit was to change the allowable interval range for changing messages on Electronic Messaging Centers to 5 – 15 seconds instead of 6 – 15 seconds.

c) AECOM Contract Extension

Director Carpenter reported that the extension is agreeable to the contractor, but they are concerned with an extension that goes on for too long. Carpenter recommended that the Commission review the chapters prior to the meetings and submit comments, the review will go quicker and they may be able review two chapters per meeting. She also suggested that after the second draft is approved, and provided the document turned over is in a format that is easily editable, the contract could be terminated at that point. Any edits that happen from that point forward would have to be done by staff; however, edits are less likely at that stage of the process.

Doerr requested that AECOM have someone in attendance at meetings from here on out and that be made part of the contract. Carpenter said she would discuss that with AECOM. The motion was made to grant an extension for 6 months with the caveat that AECOM come to the next meeting and others until it is finalized. The vote was approved unanimously.

d) **Comprehensive Plan Update – Transportation Chapter**

The group reviewed the Transportation Chapter with the following worthy notes of discussion and/or edit:

- AECOM added the vision statement included in the County's Transportation Priority letter. The group agreed that it should be included.
- The transportation goal listed is from the 2008 plan. The group is still in agreement with the stated goal.
- The group discussed the transportation objectives. Eight were carried over from the 2008 plan, while one was transferred from the County's Land Preservation, Parks and Recreation Plan. The Commission agreed with all nine objectives.
- Carpenter led a discussion about a section of the draft that lists MD 495 as an alternative access route. She noted it goes along with the county's priority of finding an efficient and safe route for truck traffic. The group decided that section should remain with no edits.
- As a result of stakeholder input, AECOM added comments regarding the lack of fixed-route service within municipalities as an issue. Garrett Transit Service creates their own Transit Plan. Carpenter recommended the addition of stakeholder comment stay in the plan, but to let GTS's Transit Plan address the concern. All agreed.

- Delete the last sentence in the Scenic Roads section that suggests a corridor management plans.
- Delete the last paragraph under rail that talks about the return of passenger rail service to Oakland.
- Policies and Actions:
 - 1 – 5 all okay with no edits
 - #6 – Carpenter noted that her department is preparing a proposal to begin a Parks & Recreation Advisory Board, that would function as advisory to the Board of County Commissioners on all matters related to parks and recreation. Their tasks would include but not be limited to guiding the update of the Land Preservation, Parks & Recreation Plan, prioritizing Program Open Space expenditures, and coordinating park and trail efforts within the county. Policy and Action #6 needs to be edited to include reference to that proposed entity. The Planning Commission agreed with that edit.
 - 7 – 9 all okay with no edits
 - #10 – find a way to combine #10 with the idea of a Regional Transportation Group that would shepherd regional conversations about multi-modal transportation needs and strategies.

V. Next Meeting – January 8, 2019

VI. Adjournment

Tony Doerr adjourned the meeting at 2:32 pm.

Minutes respectfully submitted by: Deborah Carpenter, Director