

Garrett County Planning Commission Minutes

February 5, 2020

I. Call to order

Tony Doerr called to order the regular meeting of the Garrett County Planning Commission at 1:32 pm on February 5, 2020 in the Commissioners Public Meeting Room in the Garrett County Courthouse.

II. Attendance

The following Commission members and planning staff were present: Tony Doerr, Jeff Conner, Tim Schwinabart, Liz George, Billy Weissgerber, Bruce Metz, and Chad Fike

The following persons from the public were present: Earl Eisenhart

III. Approval of minutes from last meeting

The minutes were approved as presented.

IV. New Business

a) Zoning Appeals Cases

1. SE-484 - an application submitted by John & Rebecca Cramer for a Special Exception permit for a single-family home, six-bedroom Transient Vacation Rental Unit (TVRU). The property is located at 2237 Marsh Hill Road, tax map 50, parcel 683, lot 9, grid 13 and is zoned Lake Residential 1. The Planning Commission offered no formal comments.
2. VR-779 - an application submitted by Bill & Catherine Dodson for a Variance to allow the construction of a single-family residence, to within 25.0 feet of the front property line. The property is located at 478 Clark Lohr Road, tax map 59, parcel 394, lot 1, grid 15 and is zoned Lake Residential 1. The Planning Commission offered no formal comments.

b) Comprehensive Plan Update- Sensitive Areas

During the January review of the Sensitive Areas Chapter, the Planning Commission asked for more information regarding Steep Slopes and Source Water Protection Areas. After discussing additional information provided by Mr. Fike, the group decided to add language to consider updating the steep slope requirements in the Sensitive Areas and Subdivision Ordinances if issues arise related to development on slopes between 20 and 30%. The group also agreed to

amend the Sensitive Areas Ordinance to include additional Source Water Protection Areas already added in the County Water and Sewer Plan.

c) **Comprehensive Plan Update- Water Resources**

The group reviewed the Water Resources Chapter with the following comments and/or edits:

- Issues with odors at treatment pump stations should be added to the chapter.

Comprehensive Plan Update – Deep Creek

The group reviewed the Deep Creek Chapter with the following comments and/or edits:

- Under Deep Creek Watershed Management Plan, Strategies Update, Goal 4, Objective 1, the Commission agreed to continue using the Land Use Map as the basis for revisions to the Deep Creek Watershed Zoning Map
- Under Goal 7, Objective 1, the group recommended using the word “clarify” rather than “strengthen” in regards to current commercial site design and architectural review standards in the watershed. Planning Commission review of such projects should still be required.
- Under Goal 7, Objective 2, it was recommended that the County should work with the County’s Economic Development Department, Economic Development Corporation and the Chamber of Commerce to form a task force to explore strategies to retain and strengthen waterfront businesses.
- Under Goal 7, Objective 3, the group agreed with language stating that if the State allows Marcellus Shale gas drilling in the future, gas wellheads should not be permitted in the watershed.
- Under Goal 8, Objective 1, Strategy 6, the group agreed with a statement outlining strategies for action on sub-watershed stormwater assessment and remediation.
- Under Goal 9, Objective 1, the group agreed with language encouraging Best Available Technology (BAT) septic systems but did not want to mandate the systems.

- Under Goal 9, Objective 2, the Commission agreed with investigating the availability of Bay Restoration funding for sewer extensions for failing septic areas.
- Under Goal 11, the group agreed to consider implementation of forest conservation regulations.

V. Next Meeting – March 4, 2020

VI. Adjournment

Tony Doerr adjourned the meeting at 3:05 pm.

Minutes respectfully submitted by: Chad Fike, Assistant Director