

Garrett County Planning Commission Minutes

August 5, 2020

I. Call to order

Tony Doerr called to order the regular meeting of the Garrett County Planning Commission at 1:30 pm on August 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, Bruce Swift, Jim Hinebaugh and Chad Fike

III. Approval of minutes from last meeting

The minutes were approved as presented.

IV. New Business

- a) **Corvin Waiver Request-Corvin-** Debra Corvin requested waivers from the private road and right of way standards of the Garrett County Subdivision Ordinance. The waivers are necessary to create one new lot on her family's property (Tax Map 26, Parcel 171) located off Maynardier Ridge Road in an Agricultural Resource Land Classification. After discussion, the Planning Commission unanimously approved the waivers.
- b) **College Heights Final & Record Plats-** Hugh Umbel of Mountain Lake Investments, LLC submitted Final and Record Plats for Section 3 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) **King Meadows Record Plat Extension-** Shane Grady of DCL 5 Properties, LLC requested a two-year extension for the recordation of the King Meadows subdivision. The Planning Commission originally approved the final plat of the King Meadows subdivision on September 2, 2009. The Planning Commission voted unanimously to grant a two-year extension that will expire on September 2, 2020.
- d) **Holtschneider Record Plat Extension-** George Holtschneider requested a ten-year extension for the recordation of a minor subdivision of his property. The Planning Director originally approved the final plat of the subdivision on July 28, 2010. The extension will expire on July 28, 2030.
- e) **Slaters Knoll Record Plat Extension-** Dirk and Karin Yoder requested a ten-year extension for the recordation of the Slaters Knoll subdivision. The Planning

Commission originally approved the final plat of the Slaters Knoll subdivision on September 10, 2008. The Planning Commission voted unanimously to grant a ten-year extension that will expire on September 10, 2030.

f) **Rinker Waiver Request**-Earl Rinker requested a waiver from the minimum lot size and width standards of the Garrett County Subdivision Ordinance. The waivers are necessary to create a one-acre lot on his property (Tax Map 96, Parcel 47) located off George Washington Highway in an Agricultural Resource Land Classification. After discussion, the Planning Commission unanimously approved the waiver.

g) **Zoning Appeals Cases**

- **VR-800**- an application submitted by James & Susan Palarino for a Variance to allow the construction of a single-family residence to within 16 feet and a deck to within 5 feet of the rear property line. The property is located along Crows Point Road, tax map 67, parcel 392, grid 9 and is zoned Lake Residential 1. The Planning Commission offered no formal comments
- **VR-801** - an application submitted by Silver Tree Marine for a Variance to allow the reduction of minimum setbacks to within 50' of the front, 15' of the side and 9' of the rear property lines. The property is located at 1754 Deep Creek Drive, tax map 50, parcel 489 and is zoned Town Center (TC). The Planning Commission offered no formal comments
- **VR-803** – an application submitted by Cedar Shores Condo for a variance to allow the construction of a deck to within 3' of the rear property line. The property is located at 1375 Deep Creek Drive, Unit #1, tax map 50, parcel 4 and is zoned Town Center (TC). The Planning Commission offered no formal comments
- **VR-804** – an application submitted by Cedar Shores Condo for a variance to allow the construction of a deck to within 3' of the rear property line. The property is located at 1375 Deep Creek Drive, Unit #6, tax map 50, parcel 4 and is zoned Town Center (TC). The Planning Commission offered no formal comments

V. Next Meeting – September 2, 2020 (subject to change)

VI. Adjournment

Tony Doerr adjourned the meeting at 2:09 pm.

Minutes respectfully submitted by: Chad Fike, Assistant Director