

Garrett County Planning Commission Minutes

April 7, 2021

I. Call to order

Tony Doerr called to order the regular meeting of the Garrett County Planning Commission at 1:30 pm on April 7, 2021 in the Commissioners Meeting Room in the Garrett County Courthouse.

II. Attendance

The following Commission members were present: Tony Doerr, Jim Hinebaugh and Bruce Swift, who is also a member of the Deep Creek Watershed Board of Zoning Appeals. Members Jeff Conner, Bill Weissgerber, Jeff Messenger and Tim Schwinabart attended the meeting remotely via Zoom. Planning staff included Bruce Metz and Chad Fike.

The following persons from the public were present: Bob Browning, Chairman of the Deep Creek Watershed Board of Zoning Appeals.

III. Approval of minutes from last meeting

The minutes were approved as presented.

IV. Reports of Officers- None

V. New Business

- a) **Discussion of Possible Deep Creek Watershed Zoning Ordinance Solar Amendment-** Mr. Fike presented a request from the Deep Creek Watershed Zoning Board of Appeals asking that the Planning Commission initiate the process to amend the Deep Creek Zoning Ordinance to define Commercial Solar Energy Systems, make the use require a Special Exception in all districts and require setbacks of 2,000 feet from the high water elevation of the lake and 1,000 feet from the property lines of lots not part of the project. Members discussed issues related to solar such as decommissioning, solar technology and clarifying the difference between residential and commercial solar uses. After discussion, the Commission decided not to initiate the amendments as written but voted unanimously to continue the discussion of solar with the intent of initiating comprehensive solar amendments. Mr. Fike stated that staff would begin the process of preparing draft language for review.
- b) **Discussion of Possible Deep Creek Watershed Zoning Ordinance Variance and Special Exception Amendments-** Mr. Fike presented a request from the Deep Creek Watershed Zoning Board of Appeals asking that the Planning Commission initiate the process to amend the Deep Creek Zoning Ordinance to allow six to eight bedroom Transient

Vacation Rental Units (TVRUs) to be permitted without a Special Exception hearing in the residential zoning districts and change the requirements related to “relaxed standard” variances for buydown properties, small lots and grandfathered structures. After discussion, the Planning Commission voted unanimously to initiate the amendments. The proposed amendments will be forwarded to the Garrett County Commissioners for their consideration.

- c) **North Shore West Lot 22 Final Plat** - Bill Franklin submitted a Final Plat for Lot 22 of the North Shore West subdivision. The property is located off North Shoreline Drive on Map 67, Parcel 1 in a Lake Residential 1 zoning district. The Planning Commission reviewed and then granted approval of the Final Plat by a unanimous vote.
- d) **Zoning Appeals Cases**
- VR-813 - an application submitted by David Kim for a Variance to allow the construction of a residential addition/pool and enclosure beneath an existing deck to within 1’ of the rear property line. The property is located at 19906 Garrett Highway, tax map 58, parcel 260, grid 16 and is zoned Town Center.
 - SE-490 - an application submitted by Jason & Mary Borgesi for a Special Exception permit for a single-family home, six-bedroom Transient Vacation Rental Unit (TVRU). The property is located at 587 Waterfront Greens Drive, tax map 59, parcel 611, lot 82, grid 8 and is zoned Lake Residential 1.
 - VR-814 - an application submitted by Stuart & Lizette Fox for a Variance to allow the construction of a single-family residence and a deck to within 5’ of the rear. The property is located along Marsh Hill Road, tax map 50, parcel 326 & 821, Grid 1 and is zoned LR1.
- e) **Comprehensive Plan Update**- Mr. Fike briefed the Planning Commission on his review of the Draft Comprehensive Plan recently provided by AECOM. He noted that an action plan in the Sustainable Environment section related to steep slopes needed updated to reflect the Planning Commission’s earlier comments. Otherwise, only minor spelling and grammar edits were noted. Planning Commission members agreed that they needed more time to review the Plan.

VI. Next Meeting – May 5, 2021

VII. Adjournment

Tony Doerr adjourned the meeting at 1:57 pm.

Minutes respectfully submitted by Chad Fike, Assistant Director