

Garrett County Planning Commission Minutes

June 2, 2021

I. Call to order

Tony Doerr called the regular meeting of the Garrett County Planning Commission to order at 1:45 pm on June 2, 2021, in the Commissioners Meeting Room in the Garrett County Courthouse.

II. Attendance

The following Commission members were present: Tony Doerr, Jim Hinebaugh, Bruce Swift Bill Weissgerber and Tim Schwinabart. Planning staff included Bruce Metz, Gary Aronhalt and Chad Fike.

The following persons from the public were present: William & Brenda Harvey and Kevin & Rebecca Harmon.

III. Approval of minutes from last meeting

The minutes were approved as presented.

IV. Reports of Officers- None

V. New Business

- a) **Harvey Waiver Request-** William Harvey requested waivers from the private road and major subdivision standards of the Garrett County Subdivision Ordinance. Mr. Harvey has proposed one new lot on his property (Tax Map 85, Parcel 191) located off Smouse Road in an Agricultural Resource Land Classification and requested that it be treated as a minor subdivision. After discussion, the Planning Commission unanimously approved the waivers. The Planning Commission recommended that the lot owners create a road maintenance agreement.
- b) **Zoning Appeals Cases**
 - **VR-817** - an application submitted by Deep Creek Solutions LLC for a Variance to allow the replacement of an existing single-family residence. The owner proposes to build within the current, nonconforming, "grandfathered" 7' side setback line and within 28' of an existing neighboring structure. The property is located on 292 Brant Road, tax map 59, parcel 204 and is zoned LR1. The Planning Commission offered no formal comments.

- **VR-818** - an application submitted by Joseph & Stephanie Kehoe for a Variance to allow the construction of a new accessory garage to within 30' of the front property line. The property is located at 267 Woodland Hills Lane, tax map 57, parcel 558, lot 33, grid 18 and is zoned Lake Residential 1. The Planning Commission offered no formal comments.
 - **SE-494** - an application submitted by Mr. Bob Raley on behalf of Thousand Acres Golf, LLC for a Special Exception permit to allow construction of a public golf course clubhouse associated with an 18-hole public golf course. The clubhouse is to provide support facilities and services to members and the public including golf pro shop, restaurant and lounge, meeting, exercise and locker rooms, and golf cart storage and maintenance facilities. The property is located on Thousand Acres Road, tax map 67, parcel 780 and is zoned Lake Residential 1. The Planning Commission offered no formal comments.
- c) **County Agricultural Districts-** The Planning Commission reviewed and then granted approval of the following Districts, each by a unanimous vote.
- **SY-137 – Raymond & Savilla Schlabach.**
 - **NBP-138 – Wilson Corona Partners, LLC.**
 - **SR-139 – Four Mile Ridge Sportsman’s Association, LLC.**
- d) **College Heights Final & Record Plat-** Hugh Umbel of Mountain Lake Investments, LLC submitted Final and Record Plats for Section 5 (Lots 7 & 12) 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.
- e) **Ridgeview Valley PRD Final Plat-** Jeff Gosnell submitted a Final Plat for Lot 60 of the Ridgeview Valley Planned Residential Development. The property is located off Falcon Way on Map 50, Parcel 14 in a Lake Residential 1 zoning district. The Planning Commission reviewed and then granted approval of the Final Plat by a unanimous vote.
- f) **Comprehensive Plan Update-** Planning Commission members discussed the Draft Comprehensive Plan and agreed that they needed more time to review.
- g) **Deep Creek Watershed Zoning Ordinance- Solar Amendment Discussion-** The Planning Commission reviewed several potential solar regulations that could be added to the Deep Creek Watershed Zoning Ordinance. The Commission agreed upon a definition for commercial solar energy generating systems and decided this use would require a

Special Exception in all zoning districts. It was felt that the proposed regulations would be the same for both community and non-community solar arrays. Additional regulations included a setback of 500 feet from any property line; total panel height not exceeding 20 feet above the ground; restrictions against glare; 25-foot-wide screening by 10-foot-tall evergreen plantings, and decommissioning standards. The Commission also began discussing solar generating systems that would be accessory to existing uses. It was decided to continue the discussion of accessory standards at the next meeting.

VI. Next Meeting – July 7, 2021

VII. Adjournment

Tony Doerr adjourned the meeting at 3:55 pm.

Minutes respectfully submitted by Chad Fike, Assistant Director