

# ***Garrett County Planning Commission Minutes September 8, 2021***

## **I. Call to order**

Tony Doerr called the regular meeting of the Garrett County Planning Commission to order at 1:30 pm on September 8, 2021, in the Commissioners Meeting Room in the Garrett County Courthouse.

## **II. Attendance**

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

## **III. Approval of minutes from last meeting**

The minutes were approved as presented.

## **IV. Reports of Officers- None**

## **V. New Business**

### **a) Zoning Appeals Cases-**

- **VR-821** - an application submitted by Richard Egtvedt for a Variance to allow the construction of an addition to within 25' of the prescriptive right of way (front), within 0' of the West sideline, and to within 3.5' of the rear property line on an existing single-family residence. The property is located at 2140 Boy Scout Road, tax map 66, parcel 412, lot 5, grid 6 and is zoned LR1. The Planning Commission offered no formal comments.
- **VR-822** - an application submitted by Bands Holdings LLC for a Variance to allow the construction of a residential garage addition to within 9' of the side property line. The property is located at 308 Cedarbrook Lane, tax map 67, parcel 508, grid 14 and is zoned Lake Residential 1. The Planning Commission offered no formal comments.

- b) **Paradise Lake View Revised Preliminary Plat and Final Plat** - John and Christine Congedo submitted a Revised Preliminary Plat and Final Plat of the Paradise Lake View Subdivision. The plats illustrate a revised turn around design. The property (Tax Map 58, Parcel 92) is located in a Lake Residential 1 zoning district. The Planning Commission

reviewed and then granted approval of the Revised Preliminary & Final Plats by a unanimous vote. The approval was contingent on submittal of homeowner documents.

- c) **North Shore West Final Plat-** Bill Franklin submitted a Final Plat for Lot 19 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.
  
- a) **Staff Updates-** Mr. Fike provided the Planning Commission with an update about issues related to vacation rentals. Several months ago the Fire Marshal informed the County of expanded requirements for alarms and sprinkler systems based on their interpretation that any dwelling providing sleeping accommodations for 6-16 people on a transient basis is a "lodging and rooming house" under the Fire Code. The County considers private homes rented on a short-term basis such as vacation rentals, Airbnbs, VRBOs, etc. to still be single family dwellings and does not classify these structures as "boarding or lodging houses". The County and rental community are concerned about the impact of this change since some properties may now need to be retrofitted with alarms and sprinkler systems. The County continues to seek clarification about the requirements.

**VI. Next Meeting – October 6, 2021**

**VII. Adjournment**

Tony Doerr adjourned the meeting at 2:05 pm.

Minutes respectfully submitted by Chad Fike, Assistant Director