

Garrett County Planning Commission Minutes

July 3, 2019

I. Call to order

Tony Doerr called to order the regular meeting of the Garrett County Planning Commission at 1:30 on July 3, 2019 in the Commissioners Public Meeting Room in the Garrett County Courthouse.

II. Attendance

The following Commission members were present: Tony Doerr, Liz Georg, Jeff Conner, Tim Schwinabart, Jeff Messenger, Jim Hinebaugh, Bruce Swift

The following persons from the public were present: Jonathan Kessler, Dave Moe

Staff present: Deborah Carpenter, Chad Fike, Bruce Metz

III. Approval of minutes from last meeting

The minutes were Approved as presented.

IV. New Business

a) Zoning Appeals Cases

Docket VR 788 – an application submitted by Jeffrey and Judy Dudenhaver for a Variance to allow the construction of an addition to within 5.0 feet of the side property line and to within 37 feet of the rear property line. The property is located at 402 Brant Road, tax map 59, parcel 209, grid 7 and is zoned Lake Residential 1 (LR1). The Commission offered no formal comment by a unanimous vote.

Docket VR 791 – an application submitted by Mary E. Schneider for a Variance to allow an addition to a single family residence to within 0.5 feet of the side property line. The property is located at 3355 Lake Shore Drive, tax map 50, parcel 178 and is zoned Lake Residential 1 (LR1). The Commission offered no formal comment by a unanimous vote.

Docket SE 477 – an application submitted by Richard Fern for a Special Exception for an 8 bedroom Transient Vacation Rental Unit. The property is located at 50 Stilwater Drive, tax map 59, parcel 619, lot 14, grid 8 and is zoned Lake Residential 1 (LR1). The Commission offered no formal comment by a unanimous vote.

Docket SE 478 – an application submitted by David Wiley for a Special Exception for a 7 bedroom Transient Vacation Rental Unit. The property is located at 192 Meadow Mountain Lane, tax map 58, parcel 553, grid 5 and is zoned Lake Residential 1 (LR1). The Commission offered no formal comment by a unanimous vote.

Docket SE 479 and VR 792 - an application submitted by Scott Cryer (agent) for Garrett College for a Special Exception to allow Performing Arts and Class/meeting space. The applicant is also applying for a Variance to exceed maximum height limitation. The property is located at 687 Mosser Road, tax map 42 parcel 191, grid 20 and is zoned Lake Residential 1 (LR1). The Commission offered no formal comment by a unanimous vote.

b) Major Subdivision/PRD/Waiver

First Oreo Trust submitted a final subdivision plat of property within the Wisp Resort Planned Residential Development. The property is located on Map 57, Parcel 618 in a Lake Residential 1 Zoning District. The intent of the plat is to define a portion of property so it can be transferred for future development. The parcel is not approved as a building lot at this time. The Planning Commission reviewed the plat to determine if it was consistent with the original Wisp Resort PRD concept plan and then granted approval of the final plat by a unanimous vote.

c) Sign Committee Update

Carpenter handed out the final draft of the proposed sign chapter from the Sign Committee. Kessler presented a summary of the process and major proposed changes on behalf of the Sign Committee. He stated that the proposed revision successfully addresses the concerns of the Supreme Court decision through reformatting and ensuring appropriate definitions. It addresses setback, size and temporary signs. Kessler also stated his personal opinion regarding issues he felt were still unresolved.

The group decided to hold a public hearing in conjunction with their next meeting on August 7th.

d) Comprehensive Plan Update

Carpenter handed out the first draft of the Sustainable Environment Chapter, Land Use Section. She requested the group review and submit comments, questions and edits to her office.

Carpenter also stated that the County's Purchasing office is drafting a contract extension but is awaiting a list of pending tasks from AECOM.

V. Next Meeting – August 7, 2019

VI. Adjournment

Tony Doerr adjourned the meeting at 2:30 p.m.

Minutes respectfully submitted by: Deborah Carpenter, Director