

Garrett County Planning Commission Minutes

February 3, 2021

I. Call to order

Tony Doerr called to order the regular meeting of the Garrett County Planning Commission at 1:30 pm on February 3, 2021 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 Messenger, Bruce Metz and Chad Fike. Jim Hinebaugh, Jeff Conner, Liz Georg and Tim Schwinabart attended the meeting remotely via Zoom.

The following persons from the public were present: Samantha Gravelle & John Sanders.

III. Approval of minutes from last meeting

The minutes were approved as presented.

IV. New Business

- a) **North Shore West II Revised Preliminary & Final Plats** - Bill Franklin submitted a Revised Preliminary Plat and a Final Plat for Lots 18 & 20 of the North Shore West Phase II 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 Revised Preliminary and Final Plats by a unanimous vote.
- b) **College Heights Final & Record Plats**- Hugh Umbel of Mountain Lake Investments, LLC submitted Final and Record Plats for Section 4 (Lot 1) 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) **Back of Beyond Revised Preliminary & Final Plats**- Bill Franklin submitted a Revised Preliminary Plat and a Final Plat for Lot 5 of the Back of Beyond subdivision. The property is located off Shoreline Drive on Map 67, Parcel 1 in a Lake Residential 1 zoning district. The Planning Commission reviewed and then granted approval of the Revised Preliminary and Final Plats by a unanimous vote.
- d) **Wisp PRD Phase 6C Revised Preliminary Plat**- Everbright Pacific, LLC submitted a Revised Preliminary Plat of Phase 6C of the Wisp Resort PRD. The property is located off of Wisp Adventure Road and Wisp Mountain Road on Map 49, Parcel 154 in a Rural Land Classification. The first 8 lots of Phase 6C have received final approval as

Whitewater Village. The Revised Preliminary Plat shows the remaining lots in Phase 6C to be developed as Highland Adventures. The Planning Commission reviewed and then granted approval of the Revised Preliminary Plat by a unanimous vote.

- e) **Wisp PRD Phase 6C Highland Adventures Section 1 Final & Record Plat-** M Four Holdings, LLC submitted Final and Record Plats for Highland Adventures Section 1 (Lot 2) of the Wisp PRD Phase 6C. The property is located off Wisp Adventure Road and Wisp Mountain Road on Map 49, Parcel 154 in a Rural Land Classification. The Planning Commission reviewed and then granted approval of the Final and Record Plats by a unanimous vote.
- f) **Wisp PRD North Camp Ridge Section 4 Final & Record Plats-** NLP of Maryland, LLC submitted Final and Record Plats for North Camp Ridge, Phase 3D, 3E, 3F & 3G, Section 4 (45 total lots) of the Wisp Resort PRD. The property is located off North Camp Road on Map 49, Parcel 128 in a Rural Land Classification. Mr. Fike read four letters from homeowners in the North Camp subdivision expressing concerns about the potential increased traffic that will result from the additional Section 4 lots travelling through the North Camp development. It was suggested that an alternate access road be provided for North Camp Ridge. Concerns were also expressed about whether the PRD open space requirements were being met. Mr. Fike also read a letter from Highland Engineering stating their opinion that the submission was following the approved preliminary plat development blueprint. After discussion the Planning Commission granted approval of the Final and Record Plats by a unanimous vote.
- g) **Zoning Appeals Cases**
- **VR-809** - an application submitted by Michael Masciantonio / Take A Break Development LLC for a Variance to allow the construction of a residential addition / porch to within 11 feet of the rear property line. The property is located at 215 Lower Penn Point Drive, tax map 66, parcel 134, grid 23 and is zoned Lake Residential 1. The Planning Commission offered no formal comments.
 - **VR-810** - an application submitted by Scott & Nancy Graeves for a Variance to allow the construction of a new single-family residence to within 20' and a deck to within 12' of the rear property line. The property is located at 147 Thornberry Road, tax map 66, parcel 87, grid 12 and is zoned Lake Residential 1. The Planning Commission offered no formal comments.
 - **SE-488** - an application submitted by Jeffrey & Dawn Swackhammer for a Special Exception permit for a single-family home, 8-bedroom Transient Vacation Rental Unit (TVRU). The property is located at 156 Lakefront Links Drive, tax map 59, parcel 611, lot 37, grid 8 and is zoned Lake Residential 1. The Planning Commission offered no formal comments.

- **SE-489** - an application submitted by Brenda McDonnell for a Special Exception permit to allow live outdoor entertainment at a tavern, the Firewater Bar & Grille. The property is located at 20128 Garrett Highway, Oakland. The parcel can be found on tax map 58, parcel 274 and is zoned Town Center. The Planning Commission recommends that all the outdoor entertainment be consistent with other uses in the neighborhood.
- **VR-811** - an application submitted by Brenda McDonnell for a variance to allow the enlargement of an on-premise directional sign. The property is located at 20128 Garrett Highway, Oakland. The parcel can be found on tax map 58, parcel 274 and is zoned Town Center. The Planning Commission offered no formal comments.
- **VR-812** - an application submitted by Melanie Pratt for a Variance to allow the construction of a residential addition / screened porch to within .8 feet of the rear property line. The property is located at 615 Harveys Peninsula Road, tax map 59, parcel 233, grid 15 and is zoned Lake Residential 1. The Planning Commission offered no formal comments.

V. Next Meeting – March 3, 2021 (subject to change)

VI. Adjournment

Tony Doerr adjourned the meeting at 2:50 pm.

Minutes respectfully submitted by Chad Fike, Assistant Director