

***BOARD OF GARRETT COUNTY COMMISSIONERS***  
***PUBLIC MEETING***  
***MARCH 15, 2005***

**IN ATTENDANCE**

*Chairman Ernest J. Gregg*

*Commissioner David C. Beard*

*Commissioner Frederick A. Holliday*

*County Administrator R. Lamont Pagenhardt*

**CALL TO ORDER OF PUBLIC SESSION**

**PRAYER & PLEDGE OF ALLEGIANCE**

**PUBLIC SESSION**

1. Additions/deletions to Public Meeting Agenda. Mr. Pagenhardt indicated that there was one deletion to the Public Meeting of March 15, 2005. The departmental update with Health Officer Rodney Glotfelty was postponed and will be rescheduled for another date.
2. Minutes of the Public Meeting of March 8, 2005 were read and approved on a motion by Commissioner Beard, which was seconded by Commissioner Holliday, and made unanimous by Chairman Gregg.
3. The Board of County Commissioners conducted a Public Hearing on behalf of the Department of Planning and Land Development to receive public commentary on proposals recommended by the Planning Commission to amend the Garrett County Subdivision Ordinance. The amendment proposals are summarized as follows with official language for the Ordinance on file with the Department of Planning and Land Development:
  - a) Add a new Article 12 to the Subdivision Ordinance for Planned Residential Development (PRD) outside of the Deep Creek Watershed. The Article as drafted is similar in nature to the text established for Planned Residential Development in the Deep Creek Watershed Zoning Ordinance. The Article establishes specific eligibility requirements, standards, specification and review procedures for planned developments located out of the zoning area. The Article is intended to provide flexibility in design of development, encourage innovations in residential structures and encourage more efficient use of land.
  - b) Amend Section 1002G.5 of the Subdivision Ordinance to establish design standards relating to radii and sight distance for private roads based upon AASHTO publications for Geometric Design of Highway and Streets and Geometric Design of Very Low Volume Local Roads (ADT < 400).

- c) Amend Section 1002.H of the Subdivision Ordinance to establish design standards relating to Sight Distances at Intersections for all private roads based upon AASHTO publication for Geometric Design of Highway and Streets and Geometric Design of Very Low Volume Local Road (ADT < 400). Also to establish standards for intersections of private roads with public roads based upon County Road or State Highway entrance standards.
- d) Amend Section 1002.I.2 of the Subdivision Ordinance to establish appropriate hammerhead turn-around at the end of any private road serving 10 dwellings or less.
- e) Amend Section 1002.I.3 of the Subdivision Ordinance to establish a requirement for any dead end turn around serving more than 10 dwelling units to have a cul-de-sac with a minimum radius of 25 feet.

Public commentary was received and read into the official record. The Board, on a motion by Commissioner Holliday, which was seconded by Commissioner Beard, and made unanimous by Chairman Gregg, concluded the public hearing and agreed to review all commentary to include clarification from the County Roads Department on a number of questions prior to executing final approval of any proposed amendments. The public commentary record will be kept open for a two (2) week period with final adoption to be scheduled for March 29, 2005.

- 4. On March 1, 2005 a Public Hearing was held by the Board of County Commissioners to review commentary on amendments to and a readoption of the Garrett County Building Code Ordinance at which time the Board determined to keep the public commentary record open until this. Staff from the Department of Planning and Land Development was in attendance to address questions or commentary. The Board, on a motion by Commissioner Holliday, which was seconded by Commissioner Beard, and made unanimous by Chairman Gregg, approved all amendments as presented on March 1, 2005 effective on this date. Existing building contracts will be accepted under prior provisions of the Ordinance with Department staff granted the discretion to approve based on date of contract. Chairman Gregg and Mr. Pagenhardt, on behalf of the Board, executed the amended Ordinance noting these amendments.
- 5. Carol Riley, Executive Assistant to the Board of County Commissioners and County Administrator, reviewed the meeting and committee schedule for the forthcoming week.

#### **ADMINISTRATIVE SESSION**

- 1. Mr. Pagenhardt reviewed a number of correspondences and communications with the Board of County Commissioners.
- 2. Gary Mullich, Director, Department of General Services presented a letter of intent from Adrenaline Adventures Skydiving to operate a skydiving drop zone at the Garrett County Airport. The Board concurred with the direction that the Department and this business will proceed in. The County will provide available square footage with the

condition that all improvements, infrastructure connection, and other associated costs be the responsibility of Adrenaline Adventure Skydiving.

3. The Board of County Commissioners met with staff from the Department of Public Utilities and Department of Planning and Land Development to discuss and determine direction on the following issues:
  - a) Request from Sandy Beach Property Owners' Association to defer construction of water and sewer lines into this area. Based on the fact that this area was annexed into the Deep Creek Lake Sanitary District, engineering/design has been completed, and the main sewer line will go through this development, property owners in this area will be required to connect. Mr. Pagenhardt will respond to the Association.
  - b) Letter from the Mayor and Town Council of Mountain Lake Park requesting a refund of Trout Run Sewer Treatment Plant reserve funds based on plans by the Board to direct County general funds to Sanitary District debt service. Mr. Pagenhardt will request a legal opinion from the county attorney prior to any decision by the Board.
  - c) Past due water service invoice for Willis and Kela Glotfelty. Due to the fact that the home will be foreclosed on with the lending institution responsible for all debt when final foreclosure is enacted, an extension for one quarter was approved by the Board.
  - d) Amortization program for connection to the Deep Creek Lake Sewer Sanitary District. Staff with the Department presented a suggested policy that would address this issue. The summary of this policy for existing residents would be: for capacity fees and connection charges. This would not include any other expenditure, such as grinder pumps, connections from the house to meter/grinder basin, or impact fees. The terms of the amortization would be 10 yrs @ 5% (this will change periodically based on market rates) payable in annual installments. The guidelines for amortization would be existing customers and they must apply for the amortization to be approved by the County. The Board agreed with the terms of this payment schedule.
  - e) Equivalent residential unit fee schedule. Approved as recommended on a motion by Commissioner Holliday, which was seconded by Commissioner Beard, and made unanimous by Chairman Gregg.
  - f) Extension of public water service to Northern Garrett High School and Northern Garrett Middle School. The Board decided to request that the Board of Education first explore funding or cost share funding from the State prior to approval by the County to fund through an existing loan the total cost of this construction.
4. The Board of County Commissioners, on a motion by Commissioner Holliday, which was seconded by Commissioner Beard, and made unanimous by Chairman Gregg, appointed Dennis Friend, Timothy Savage, Randy DeWitt, Robben Harvey Mr. Pagenhardt will send an official letter of appointment to each appointee outlining all terms and conditions of employment.

**ADJOURNMENT**

**Attest:**

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R. Lamont Pagenhardt,  
County Administrator

\_\_\_\_\_  
Date

**By Order of the Board,**

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Ernest J. Gregg, Chairman  
Board of County Commissioners