

# **Garrett County Planning Commission Minutes**

## **February 9, 2022**

### **I. Call to order**

Tony Doerr called the regular meeting of the Garrett County Planning Commission to order at 1:38 pm on February 9, 2022, in the Commissioners Meeting Room in the Garrett County Courthouse.

### **II. Attendance**

The following Commission members were present: Tony Doerr, Jim Hinebaugh, Bill Weissgerber and Tim Schwinabart. Planning staff included 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-827-** An application submitted by Robert McCoy for a Variance to allow the construction of a 26' x 28' attached garage to within 5 feet of the side property line and to within 37 feet of the front property line. The property is located at 645 Summit Drive, (Tax map 59, Parcel 493, Lot 33) and is zoned Lake Residential 2 (LR2). The Planning Commission offered no formal comments.

- b) **Sweet Rewards Farm Preliminary & Final Plat** – Western Meadow LLC submitted a Preliminary & Final Plat for Lots 1-8, 16, 27-29 & 38 of the Sweet Rewards Farm Subdivision. The property (Tax Map 42, Parcel 498) is located in a Suburban Residential land classification. The original Sweet Rewards Final Plat consisted of a total of 50 lots. This Preliminary & Final Plat combines some of those original lots, reducing the total number of lots within the subdivision from 50 to 27. The Planning Commission reviewed and then granted approval of the Preliminary & Final Plat by a unanimous vote. The Commission's approval was conditioned on confirmation that the homeowner's group agrees to the revised layout.

- c) **Wisp Resort PRD, Lodestone Subdivision, Lodestone Village Section, Phase 10A Final & Record Plat-** NLP of Maryland, LLC submitted Final & Record Plats of Wisp Resort PRD, Lodestone Subdivision, Lodestone Village Section, Phase 10A, Lots 1-24. The property

(Tax Map 49, Parcel 143) is located in a Lake Residential 1 zoning district. The Planning Commission reviewed and then granted approval of the Final & Record Plats by a unanimous vote. The approval was contingent on final review of the homeowner documents by the County Attorney. The Commission also recommends that adequate provisions for collection and removal of trash be considered.

- d) **Wisp Resort PRD, Sandy Trails Section, Preliminary Plat-** Steve Shymansky submitted a Preliminary Plat of Wisp Resort PRD, Sandy Trails Section, Lots 1-9. The property (Tax Map 57, Parcel 726) is located off Sandy Shores Road in a Lake Residential 1 zoning district. The Planning Commission reviewed and then granted approval of the Preliminary Plat by a unanimous vote. The Commission also recommends that adequate provisions for collection and removal of trash be considered.
- e) **Discussion of trash issues-** During the review of subdivision applications, the Planning Commission discussed potential trash issues created by the addition of new lots. There was specific concern about the impact of the large number of potential lots planned in the Wisp Resort PRD. Mr. Fike explained that the County does not currently require community trash receptacles as part of subdivision approval, and it would take an amendment to the Subdivision Ordinance and/or the Deep Creek Watershed Zoning Ordinance for trash requirements to become mandatory. The Commission agreed that such amendments should be explored. By unanimous vote the Planning Commission also recommend that the developer consider adequate provisions for collection and removal of trash for the Sandy Trails and Lodestone Village subdivisions.

#### **VI. Next Meeting – March 2, 2022**

#### **VII. Adjournment**

Tony Doerr adjourned the meeting at 2:08 pm.

Minutes respectfully submitted by Chad Fike, Assistant Director