

Garrett County Planning Commission Minutes

April 6, 2022

I. Call to order

Acting Chairman Jeff Messenger called the regular meeting of the Garrett County Planning Commission to order at 1:30 pm on April 6, 2022, in the Commissioners Meeting Room in the Garrett County Courthouse.

II. Attendance

The following Commission members were present: Jeff Messenger, Bruce Swift, Shelley Argabrite, Jim Hinebaugh and Tim Schwinabart. The following members of the public were present: John Sanders, Justin Gregory, Bud Bargy and Richard Egtvedt. Planning staff included Chad Fike and Siera Wigfield.

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- (None)**
- b) **Waiver Request- Western Meadows/Sweet Rewards Farm-** Western Meadows, LLC requested a waiver to create an exempt non-building lot with a utility structure larger than 500 sq. ft. The property (Tax Map 42, Parcel 498) is in the Sweet Rewards Farm Subdivision and located along Sweet Rewards Farm Drive. The Planning Commission reviewed and then granted approval of the waiver by a unanimous vote.
- c) **Thousand Acres- Request to Dissolve 160 Lot Cluster Subdivision.** On behalf of 1,000 Acres LLC, Thrasher Engineering presented a request to dissolve the 160-lot cluster subdivision plan originally approved by the Planning Commission in January 2008 and May 2009. The original developers had planned on submitting final plats of the 160 lots in various phases, but only a total of 10 lots had been recorded. The new developers no longer wish to follow this preliminary plan. The Commission determined that dissolving the original plan would not cause any non-conformities. Therefore, the Planning Commission granted approval of the request by a unanimous vote.

- d) **Wisp Resort PRD, Sandy Trails Section, Final Plat-** Steve Shymansky submitted a Final 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 Final Plat by a unanimous vote.

- e) **Wisp Resort PRD, Lodestone Subdivision, Lodestone Village Section, Section 2 Phase 10A Final & Record Plat-** NLP of Maryland, LLC submitted Final & Record Plats of Wisp Resort PRD, Lodestone Subdivision, Lodestone Village Section, Phase 10A, Section 2, Lots 2-5. 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.

- f) **Transportation Priority Letter-** Siera Wigfield presented a draft of the 2022 Garrett County Priority Letter for State Highway projects. The following projects were discussed: 1.) US 219 N Extension to Pennsylvania Stateline; 2.) US 219 Relocated, Oakland Bypass; 3.) MD 135 Road Diet and Complete Street Design from Loch Lynn Heights to Oakland; 4.) US 219 Pedestrian Crossings at Trader’s Landing; 5.) Friendsville Pedestrian and Bike Bridge; 6.) US 219 Bicycle and Pedestrian Facilities Evaluation from Mosser Road to Glendale Road; 7.) MD 135 to Sand Flat Road to MD 219 Operational and Intersection Improvements; 8.) Grantsville Sidewalk Extension on Alt US 40 to River Road; 9.) Oak Street and Third Street (US 219) Streetscape Project in Oakland, MD; 10.) Garrett County Transit Operating & Capital Funding; 11.) MD 495 and Glendale Road Intersection Evaluation; 12.) Garrett College Trail Phase 1. After discussion, the Planning Commission unanimously voted (with one abstention) to forward the list on to the County Commissioners.

VI. Next Meeting – May 4, 2022

VII. Adjournment

Acting Chairman Jeff Messenger adjourned the meeting at 1:57 pm.

Minutes respectfully submitted by Chad Fike, Assistant Director