

Garrett County Planning Commission Minutes

June 5, 2024

1. **Call to Order-** Chairman Tony Doerr called the regular meeting of the Garrett County Planning Commission to order at 1:30 pm on June 5, 2024, in the County Commissioners Meeting Room in the Garrett County Courthouse.
2. **Attendance-** Commission members: Tony Doerr, Tim Schwinabart, Bruce Swift, Jeff Messenger and Jeff Conner. Planning staff: Chad Fike and Debbe Owston. Public: Mike Ohm, Aaron Teets and Jon Bell.
3. **Approval of Minutes-** The previous meeting minutes were approved as presented.
4. **Reports of Officers-**None.
5. **Deep Creek Watershed Zoning Appeals Cases-**
 - **VR-840 Weaver-** an application (continued from the April hearing) submitted by Brian & Cristina Weaver for a Variance to allow the construction of an addition to connect a detached garage to their home. This proposed construction would place the single-family residence to within 34' of the front setback. The property is located at 448 Clark Lohr Road, Swanton, MD 21561, tax map 59, parcel 14, grid 15 and is zoned Lake Residential 1. The Planning Commission made no formal comments.
6. **Waiver Request: Sleepy Hollow Road Slope-** On behalf of his client Jon Bell, Aaron Teets of Century Engineering presented a waiver request from the road slope requirements of the Garrett County Subdivision Ordinance in order to subdivide property (Map 50, Parcel 58) off of Gravelly Run Road. The Ordinance requires a maximum road slope of 12%, except a maximum slope of 14% is permitted for roads that are paved with asphalt or tar and chip and serve 10 or fewer dwelling units. The proposed road follows an existing cartway and has sections with slopes approaching 18%. The steepest parts of the cartway are located in an existing ROW going through an adjacent property. The Commission suggested that the applicant approach the adjacent property owner and request permission to improve the road in this area. Mr. Fike stated that safe access for emergency vehicles should be considered. After discussion, the Planning Commission tabled the request until the applicant explored all options to reduce the slope and Commission members had an opportunity to visit the site if they wished to do so.
7. **Major Subdivision: Cathedral Springs Lot 8-** 1000 Acres Golf Properties, LLC submitted a Final Plat for Lot 8 of the Cathedral Springs Subdivision. The property (Map 67, Parcel 793) is located along Crows Point Road in the Lake Residential 1 zoning district. The Planning Commission approved the plat by a unanimous vote contingent on final signature of the plat by the Utility Division of the Department of Public Works.
8. **Major Subdivision: North Shore East Lot 21-** 1000 Acres Golf Properties, LLC submitted a Final Plat for Lot 21 of the North Shore East Subdivision. The property (Map 67, Parcel 1) is located along North Shoreline Drive in the Lake Residential 1 zoning district. The Planning Commission approved the plat by a unanimous vote contingent on final signature of the plat by the Utility Division of the Department of Public Works.

9. **Major Subdivision: HR Hunt, LLC Commercial Subdivision-** HR Hunt, LLC submitted a Preliminary & Final Plat for a subdivision consisting of 3 commercial lots and one residential lot. The property (Map 58, Parcel 424) is located along Glendale Road and Garrett Highway in a Town Center zoning district. The Planning Commission approved the plat by a unanimous vote contingent on final approval of road maintenance documents.
- **Deep Creek Watershed Zoning Ordinance, Farm Winery Discussion-** The Planning Commission discussed a proposed amendment to the Deep Creek Watershed Zoning Ordinance to allow farm wineries. The proposal was originally submitted by property owner Mike Ohm and discussed during several recent Planning Commission meetings. Based on Planning Commission comments and recommendations from the previous discussions, Mr. Fike presented proposed amendment language that would consist of the following conditions and definition: **FARM WINERY** – *A winery operation conducted on property classified as agricultural by the Maryland Department of Assessments and Taxation. A farm winery may conduct wine tastings that include accessory food sales and have retail sales of wine and winery-related products. At least two acres of the ingredients used in the production of beverages must be grown on-site. The growing area must be established within two years of approval. Must have an approved Maryland Class 3 or 4 winery license.* The use would be subject to the following conditions: The use would be Permitted by Special Exception in all zoning districts, require a 20-acre minimum lot size; have setbacks of 75' front, and 100' side & rear for any structures used for retail or tastings and a maximum of 500 square feet of floor area may be devoted to retail sales of wine and winery-related products.

The Commission unanimously voted to approve the proposed amendment and forward it to the County Commissioners for their final decision.

10. **Adjournment** – Chairman Tony Doerr adjourned the meeting at 2:51 pm.

Minutes respectfully submitted by Chad Fike, Assistant Director