



Garrett County Government Department of Community Development
Planning & Land Management Division

203 South Fourth Street, Room 208, Oakland, Maryland 21550
garrettcountrymd.gov/community-development/planning-land-management

Garrett County Planning Commission Minutes
November 6, 2024

1. **Call to Order-** Tony Doerr called the regular meeting of the Garrett County Planning Commission to order at 1:30 pm on November 6, 2024, in the County Commissioners Meeting Room in the Garrett County Courthouse.
2. **Attendance-** Commission members: Tony Doerr, Liz Georg, Jeff Messenger, Tim Schwinabart, Larry Tichnell and Bruce Swift. Planning staff: Chad Fike, Siera Wigfield and Bruce Metz.
3. **Approval of Minutes-** The previous meeting minutes were approved as presented.
4. **Reports of Officers-**None.
5. **Deep Creek Watershed Zoning Appeals Cases-**
 - **SE-511-** an application submitted by Michael Ohm t/a Blackthorne Cellars for a Special Exception to allow a Farm Winery & Catering Facility with Outdoor Entertainment. The property is located at 2781 Sand Flat Road, tax map 66, parcel 91, grid 20 and is zoned Agricultural Resource. The Planning Commission made no formal comments.
 - **SE-512** an application submitted by Accident Rock Lodge North Solar, LLC for a Special Exception for a Solar Energy Generating System / Community. The property is located at 5152 Rock Lodge Road, tax map 43, parcel 127, grid 19 and is zoned Agricultural Resource. The Planning Commission made no formal comments.
 - **SE-513** - an application submitted by Accident Rock Lodge South Solar, LLC for a Special Exception for a Solar Energy Generating System / Community. The property is located along Rock Lodge Road, tax map 50, parcel 006, grid 006 and is zoned Agricultural Resource. The Planning Commission made no formal comments.
6. **Major Subdivision: Cathedral Springs Lot 11 Final Plat-** 1000 Acres Golf Properties, LLC submitted a Final Plat for Lot 11 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.
7. **Major Subdivision: Poland Run East Lot 6 Final Plat.** 1000 Acres Golf Properties, LLC submitted a Final Plat of Lot 6 in the Poland Run East Subdivision. The subdivision is located on property (Tax Map 67, Parcel 6789) located along Thousand Acres Road in a Lake

Residential 1 zoning district. The Planning Commission approved the plat by a unanimous vote.

8. **Major Subdivision: Poland Run View East Preliminary Plat.** 1000 Acres Golf Properties, LLC submitted the Preliminary Plat of the 11-lot Poland Run View East cluster subdivision. The subdivision is located on property (Tax Map 67, Parcel 6789) located along Thousand Acres Road in a Lake Residential 1 zoning district. The Planning Commission approved the plat by a unanimous vote.
9. **2024 Garrett County Pathways and Connections Initiative** Siera Wigfield shared an online Story Map and details of this initiative. The project includes the MD 135 Pedestrian & Bicycle Pathways Concept Design that looks to design a network of shared-use paths along and through the neighborhoods connected by MD 135. The project also includes the Oakland to Herrington Manor Trail Feasibility Study that will focus on defining an alignment to connect the pedestrian network in the Town of Oakland to the trail network in Herrington Manor State Park. This feasibility study is scheduled to be completed in May 2025. The County will then be positioned to seek additional grant funding to advance the trail through the design phase. Samuel Wright and Commission member Jeff Messenger both noted that possible alignments of the Oakland to Herrington Trail crossed their property and stated that they had not granted any permission for any trails. Ms. Wigfield clarified that the plan only represents initial concepts and that all private property rights would be respected. After the meeting an additional statement was added to the website clarifying that the routes are preliminary and that no alignment would be finalized without mutual agreement from all property owners.
10. **Adjournment** – Chairman Tony Doerr adjourned the meeting at 2:05 pm.

Minutes respectfully submitted by Chad Fike, Assistant Director