



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

203 South Fourth Street, Room 208, Oakland, Maryland 21550

[garrettcountymd.gov/community-development/planning-land-management](http://garrettcountymd.gov/community-development/planning-land-management)

### Garrett County Planning Commission Minutes December 3, 2025

1. **Call to Order**- Tony Doerr called the regular meeting of the Garrett County Planning Commission to order at 1:30 pm in the County Commissioners Meeting Room in the Garrett County Courthouse.
2. **Attendance**- Planning Commission members: Tony Doerr, Larry Tichnell, Tim Schwinabart, Bruce Swift, Liz Georg and Julie Friend. Planning staff: Chad Fike.
3. **Approval of Minutes**- The previous meeting minutes were approved as presented.
4. **Reports, Updates and Announcements**- None
5. **Deep Creek Watershed Zoning Appeals Cases**-
  - **VR-848** – an application submitted by James & Lora Venturella for a variance to allow the construction of a residential addition to within 10.5' of the side lot line. The property is located at 96 Shingle Camp Terrace, tax map 50, parcel 359, lot 54 and is zoned Lake Residential 1. The Planning Commission discussed but did not offer a formal opinion.
  - **VR-850** - an application submitted by Jason Doerr c/o Harman & Nancy Metzger for a variance to allow the construction of a residential addition to within 1.5' of the side. The property is located at 236 Moors Hollow Drive, tax map 42, parcel 93, lot 8 and is zoned Town Residential. The Planning Commission discussed but did not offer a formal opinion.
  - **VR-851** - an application submitted by Jay Kolb c/o Belle Lea LLC for a variance to allow the enlargement or extension of nonconformity. The property is located at 485 Boy Scout Road. The parcel can be found on tax map 66, parcel 68 and is zoned Lake Residential 2. The Planning Commission discussed but did not offer a formal opinion.
  - **Interpretive Appeal #24** - an application submitted by James E. Walsh, of Robb & Walsh Attorneys at Law, c/o Walton's Lakeside LLC, for an Interpretation of the term "mobile home" used in Section 157.007(27)g of the Ordinance. They seek to allow the placement of a double-wide manufactured residence in a mobile home park. The property is located at 156 Walton Road, tax map 42, parcel 54 and is zoned Town Center. The Planning Commission discussed but did not offer a formal opinion.
6. **Major Subdivisions**:
  - **Ridgeview Valley PRD- Revision to Tentative Plan.** Ridgeview Valley LLC submitted a request to remove a 16.28-acre lot and 18 development units from the total number of approved units within the development. The PRD currently contains 206.12 acres and a potential for 219 units. The revised total Tentative Plan would include 189.84 acres and 201 units. The Planning Commission unanimously approved the request.
7. **Adjournment** – Chairman Tony Doerr adjourned the meeting at 2:02 pm.

**Minutes submitted by Chad Fike, Assistant Director**