



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 February 4, 2026

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, Tim Schwinabart, Liz Georg, Bruce Swift, Jeff Messenger, Terah Crawford and Larry Tichnell. Planning staff: Chad Fike, Siera Wigfield, Bruce Metz and Eli Helbig.
3. **Approval of Minutes-** The previous meeting minutes were approved as presented.
4. **Reports, Updates and Announcements-** None
5. **Proposed Deep Creek Watershed Zoning Ordinance Amendment-** Jay Kolb, representing Belle Lea, LLC submitted a proposed amendment to change the zoning classification of their property at 485 Boy Scout Road (Map 66, Parcel 68) from Lake Residential 2 (LR- 2) to Commercial Resort 1 (CR-1). Mr. Kolb stated that the Pawn Run Bar + Kitchen has operated as a tavern since before zoning was adopted in 1975 and feels that CR-1 is a more appropriate zoning classification for the property. Mr. Fike noted that the zoning map should only be amended as part of a comprehensive rezoning; if there is a change to the character of the neighborhood; or if there is mistake in the zoning map. Otherwise, the change could be considered “spot zoning” and deemed illegal. The Planning Commission unanimously voted to table a decision on the request until a future meeting so they would have more time to consider the matter.
6. **Deep Creek Watershed Zoning Appeals Cases:**
 - **VR-852 -** An application submitted by Aaron Teets of Teets Engineering, c/o Ardsley Farms Family LLC, for a Variance to allow the subdivision of two grandfathered nonconforming lots and one conforming lot. The subdivision would result in three nonconforming lots. The property is located at 446-474 Ezra Savage Road, Oakland, MD 21550, tax map 73, parcels 152, 153 and

162, grid 6 and is zoned Lake Residential-1. The Planning Commission discussed but offered no formal comments.

7. Subdivisions:

- **McHenry Business Park Lot 13** -The Board of Garrett County Commissioners submitted a Preliminary & Final Plat for Lot 13 on their property (Map 42, Parcel 521) located along Ridge Business Drive in an Employment Center Land Classification. The Planning Commission unanimously approved the request.

- 8. 2026 Transportation Priorities-** Siera Wigfield presented an overview of proposed transportation projects to be included in the County’s 2026 Transportation Priorities Letter. A final draft of the letter will be presented to the Commission at the next meeting.

- 9. Adjournment** – Chairman Tony Doerr adjourned the meeting at 2:13 pm.

Minutes submitted by Chad Fike, Assistant Director