



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 June 3, 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, Jeff Conner, Jeff Messenger, Liz Georg, Terah Crawford, Larry Tichnell, Julie Friend and Bruce Swift. 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-854-** Dennis and Melissa Martini requested a Variance to allow an addition that would connect a detached garage to their home. The proposed construction would place the single-family residence within 6' of the side setback. The property is located at 462 Skippers Point Road, MD 21561, tax map 57, parcel 359, lot 12 and is zoned Lake Residential 1. The Planning Commission made no official comments.
6. **Subdivisions:**
 - **Zepp Waiver Request-** On behalf of Mike & Fern Zepp, surveyor Michael Wolf requested a waiver to allow a new lot to be created using minor, rather than major, subdivision standards. The Zepp property is located at 2527 Pigs Ear Road. The request sought permission to use a 15' (rather than 30') right of way and requested that road standards be waived. After discussion the Planning Commission voted unanimously to approve the request with a stipulation that no further development could occur using the existing right of way unless it was brought into compliance with Subdivision Ordinance standards.
 - **Fazenbaker Waiver Request-** Michael Tropkoff submitted a waiver request regarding the Delsie Fazenbaker, et al property located along Jesse Green Farm Road off Westernport Road (Map 46, Parcel 84). The waiver would allow a new lot to be created using a driveway within an existing right of way of undescribed width, rather than the required 30' ROW. The Planning

Commission expressed concerns over the fact that the width and location of the right of way was not known. The applicant was not present to answer questions. The Planning Commission voted unanimously to table the request until more details were provided.

7. Annual Report- Mr. Fike presented a draft of the 2025 Planning Commission Annual Report. The Land Use Article of the Annotated Code of Maryland requires the Planning Commission to approve an Annual Report and file it with the local legislative body and the Maryland Department of Planning. The Planning Commission voted unanimously to approve the Annual Report and forward a copy to the County Commissioners and State Planning.

8. Adjournment – Chairman Tony Doerr adjourned the meeting at 2:07 pm.

Minutes submitted by Chad Fike, Assistant Director