

TOWN OF KEEDYSVILLE, MARYLAND

“Where Northern Thrift and Personality Blend with Southern Charm and Hospitality”

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Ken Lord, Mayor
Judy Kerns, Council Member
Matthew Hull, Council Member
Brandon Sweeney, Council Member

Planning & Zoning Commission

January 11, 2021

The monthly meeting of the Keedysville Planning & Zoning Commission was called to order at 7:03pm with the following members present: Chairman Greg Carroll, Commission Members Randy Burns, Sarah Baker, and Matt Rhoads, Ex-Officio Matt Hull, Town Administrator Rick Bishop, and Assistant Town Administrator Lisa Riner.

The minutes for October 2020 were read and approved.

Mr. Bishop announced there will be a Board of Zoning Appeals Hearing for a Special Exception for the Matson family to operate some newly available activities at 19224 Shepherdstown Pike. It is scheduled for Thursday, February 4 at 6:30pm in Town Hall and open to the public.

Mr. Carroll said the Zoning Text Amendment was put out for public comment, but the Town got no comments. The Mayor & Council approved the Zoning Text Amendment and it went into effect December 24, 2020.

Mr. Carroll noted that the last Comprehensive Plan was put together in 2009 and approved in 2010. It is due for a 10-year review and/or update if necessary. It's a question of whether or not it needs to be updated, and then where it needs to be updated, and making some changes and approving it. The current plan talks about the Town as it was ten years ago, and there have been some increases in people and dwellings, so those things should be paid attention to as it is reviewed. Mr. Carroll will pass along emails from the State that include other information for the update.

Mr. Carroll introduced proposed zoning changes at 25, 28, and 30 Antietam Drive requested by Mr. Justin Holder. Mr. Holder believed they were mistakenly zoned as Suburban Residential as compared to Town Residential, and was proposing to change those to Town Residential. Mr. Carroll wasn't aware if the zoning ordinance was in place at the time to say that anything new was going to be Suburban Residential. Mr. Hull said that he wasn't sure why Mr. Holder thought that was an error, and that it had been that way since at least 2000 and prior. Mr. Hull didn't recall moving those lines since he joined the Town in 1996. Mr. Hull said the first Comprehensive Plan was done in 1998-1999, and it was never changed. Mr. Hull said it's quite possible the Town Residential and Suburban Residential was in place long before then, and the Town just went with that was already there. Mr. Carroll said that if in fact it was always Suburban Residential, there would have to be a reason made for the change. Ms. Baker said she recalled being told by the Town Attorney, Ed Kuczynski, that the Town can't change it unless it was an error. Mr. Carroll said he wasn't sure if these

properties belonged to Mr. Holder. Mr. Burns said they looked alright to him as is. Ms. Riner noted that the properties in question are owned by Mr. Holder's wife, Deena Holder. Mr. Bishop pointed out the properties in question on the current Zoning Map, which is available on the website. Ms. Baker said the map looks right and doesn't see how it's an error without more information. Ms. Baker motioned to deny the proposed zoning change. Mr. Rhoads seconded the motion. All voted in favor. Ms. Baker noted that if there was more information there could be more discussion.

Mr. Carroll said there was a request for the Matson property to be able to take advantage of changes to the zoning ordinance to be able to sell wood products. Mr. Bishop said the Planning & Zoning Commission needs to issue an opinion on the application for the special exception for the Board of Zoning Appeals Hearing. Mr. Rhoads said he didn't see anything on the application they haven't already discussed and agreed to. Mr. Rhoads motioned to approve the requested changes. Mr. Burns seconded. All voted in favor. Ms. Baker clarified that they were not actually approving the application, but only giving their opinion.

Mr. Carroll said the Maryland Department of Planning sent a spreadsheet that looks at what types of properties Keedysville has in town, approximate lot sizes, as well as density for water and sewer. He said the Planning & Zoning Commission would need to look at and adjust those numbers. Mr. Carroll couldn't recall seeing a due date, but will check into it.

The meeting adjourned at 7:21pm.

Respectfully Submitted,
Lisa Riner
Assistant Town Administrator