

TOWN OF KEEDYSVILLE, MARYLAND

"Where Northern Thrift and Personality Blend with Southern Charm and Hospitality"

P.O. Box 359
19 South Main Street
Keedysville, MD 21756
301-432-5795
www.keedysvillemd.com



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

Planning & Zoning Commission Minutes May 10, 2021

Approved

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

The minutes for April 2021 were read and approved.

Mr. Rhoads noted they have to review the Comprehensive Plan. Mr. Puffenbarger said Chairman Greg Carroll is already progressing on his own review, so he will follow up with Mr. Carroll. Mr. Rhoads motioned to further discuss the Comp Plan at the next meeting. Mr. Puffenbarger seconded. All voted in favor.

Eric Matson submitted questions to the Planning & Zoning Commission via email earlier in the day (see attachment). Mr. Hull addressed the first question related to why some of Mr. Matson's property was annexed and some was not. Mr. Hull said they only annexed what was requested by the property owner. The Town can't force anyone to annex their land into Town. Mr. Matson wanted to know why he is paying taxes on land that is not in Town. Mr. Hull said that the Planning & Zoning Commission can't answer that question because they don't have anything to do with taxes. There was much discussion. Mr. Matson said the annexation document at the County has a big red V on it and said "annexation halfway through the process." This document was dated 2005. After much discussion Mr. Rhoads recommended that Mr. Matson talk to Town Administrator Rick Bishop since Mr. Bishop has been working with an engineering firm to look into the issue. Mr. Puffenbarger clarified that the crux of the issue is that Mr. Matson wants to know why he paying tax on land that is not in Town. Mr. Matson said he also wants to make sure the Town knows where their boundaries are.

Mr. Matson's second question related to why the Town changed the flood plain around his stream. Mr. Hull said the Town did not make the change. The Town sent several letters to the State fighting the change, but it was changed anyway. Mr. Burns noted that on the other side of the railroad tracks is a federal wetland.

Mr. Matson's third question was about growth tiers in the Comprehensive Plan and whether the Town would extend water and sewer outside of corporate limits. Mr. Rhoads said they would not extend services outside of Town. Mr. Hull noted that the Comprehensive Plan is a look toward the future, and answers what if, but it is not the end all, be all. Mr. Burns said the State required the Town to create this Comp Plan.

Mr. Matson's next question had to do with the zoning map, corporate boundaries and the legend. Mr. Matson reiterated that he does not want Rural Legacy on his property in Town. He doesn't understand how all of a sudden Rural Legacy is not a zone. Ms. Riner noted that it is a designation, but not a zone, and it shouldn't have been a zone. Mr. Hull noted the attorney said the Town can't just add a zone. Mr. Hull said the State dictates what must go in the Comp Plan. Nothing is set in stone in the Comp Plan. It is a vision. Mr. Bishop is working to fix the rural legacy zoning title mistake on the map in Town Hall.

Mr. Matson's fifth question was whether there is a folder on the Keedysville Knolls development (Kettler brothers). Ms. Riner noted there is a folder. Mr. Hull said it is not official and is outdated. The engineering firm involved made clear that their documents were their property and were no longer to be used. Mr. Hull offered to discuss with Mr. Matson what he remembers from the project.

Mr. Matson's last question was about their Dogstreet property and why Dan Ryan still owns the stormwater ponds. Mr. Rhoads noted that they should have been deeded over to the Town, but for some reason had not been. Mr. Bishop was working on the issue. Mr. Matson said someone had been going back on their property dumping trash, but they talked to the person doing it and it has been resolved. Mr. Matson noted there is a potential sinkhole and rebar sticking out in one of the stormwater ponds which needs to be addressed. Mr. Matson asked if there was a bond on the development project. Mr. Hull said there was a bond years ago, but it had been released. Mr. Matson said when they built the neighborhood, they went beyond their property boundary line. Mr. Hull said that should have been brought up closer to the time it happened. Mr. Hull said the property owner would need to put the fence up if they were concerned about their property.

Mr. Matson noted that Mr. Carroll has his site plan, and Mr. Matson will email it to the rest of the Planning Commission.

Mr. Matson said they might start pursuing a de-annexation. There was much discussion.

The meeting adjourned at 8:11pm.

Respectfully Submitted,
Lisa Riner
Assistant Town Administrator

Lisa Riner

From: tcwnhall@keedysvillemd.com
Sent: Monday, May 10, 2021 8:09 AM
To: gcarroll@keedysvillemd.com; mfrhoads@gmail.com; 'Jonathan Puffenbarger'; tanglewoodstamps@verizon.net; Matt Hull
Cc: lriner@keedysvillemd.com
Subject: FW: Planning and zoning meeting

Hi all,

I will not be here this evening. Please see below.

Thanks,

Rick Bishop, Administrator
Town of Keedysville
P.O. Box 359
Keedysville, MD 21756
301-432-5795

From: Eric Matson <matsonwoodworking@gmail.com>
Sent: Sunday, May 9, 2021 11:22 PM
To: Town of Keedysville <rick_bishop@keedysvillemd.com>; gcarroll@keedysvillemd.com; jpuffenbarger@keedysvillemd.com; mfrhoads@keedysvillemd.com; rburns@keedysvillemd.com
Subject: Planning and zoning meeting

Hello Rick,

For the Planning and Zoning meeting on Monday night I would like to discuss several things.

1. Corporate Boundary in relationship to our parcel of land along Coffman Farms Road. (Parcel 2)

- A. How was this going to be addressed with the development?
- B. Why do we pay town tax on land not located in the corporate limits?
- C. Why wasn't this parcel surveyed or annexed in with the other parcel? (Parcel 1)

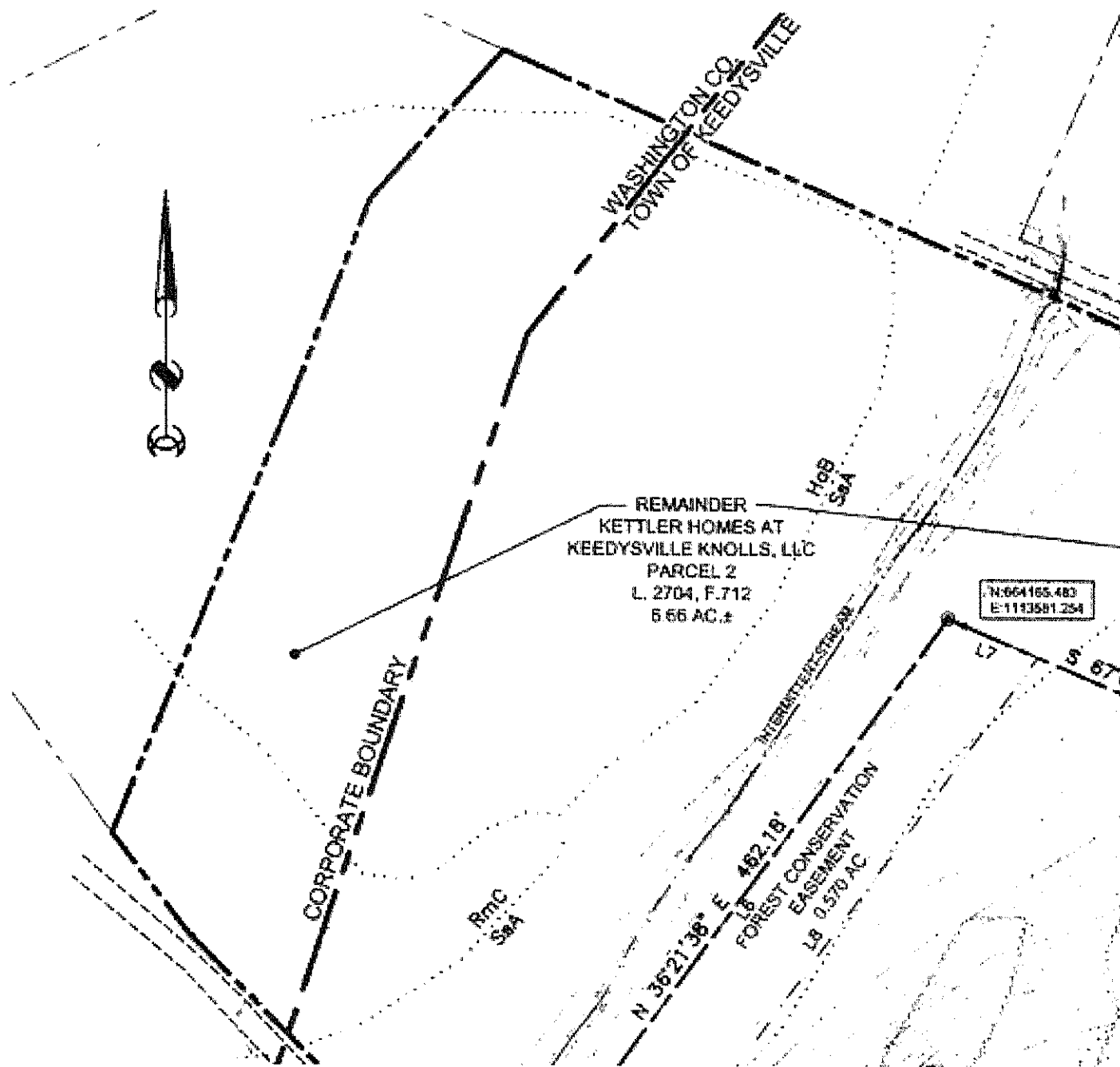
L7	S 67°08'09" E	59.13'
L8	S 36°21'38" W	438.82'
L9	S 53°09'25" E	27.37'

LONG TERM PROTECTION AGREEMENT

Planting of forested areas shown on this plan have been reviewed and approved by Washington County Planning Commission and are in compliance with requirements of the Washington County Forest Conservation Ordinance. Clearing of other forested areas have not been approved. Those areas "Forest Conservation Easement" are not to be disturbed by any regulated activity as defined in the Forest Conservation Ordinance until that regulation associated forest disturbance is reviewed and approved by the Washington County Planning Commission according to the requirements and of the Forest Conservation Ordinance in effect at the time.

Property owners are advised that there are penalties and fines associated with violation of these restrictions. Owners of lots affected by the Forest Easement(s) shall take precautions to protect forest in easement areas from unauthorized disturbance pursuant to the Washington County Forest Conservation Ordinance. Activities of a recreational or passive nature, as long as there is no forest disturbance, removal of existing forest, or inhibition of its natural processes are permitted in the forest retention areas. Access to easement areas and over access rights of way shown on this plat are necessary to Washington County at reasonable times for periodic inspection of easement areas.

This note or reference to its existence on this plat shall be included in each and every deed of conveyance for any lot shown on this plat.



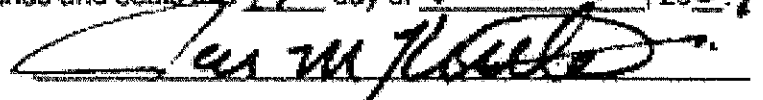
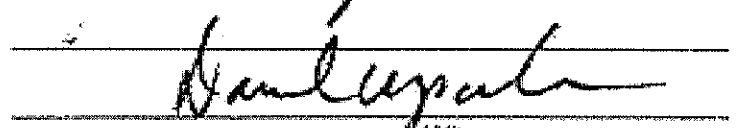
I/We also certify that the community water and/or community sewerage system pro
to all lots offered for sale. I/We also certify that plans for the community water supply and
including necessary point of discharge, have been approved by the Department of Health

There are no suits, actions at law, leases, liens, mortgages, trusts, easements, or
in this plan of subdivision except the following:

and all parties having an interest therein have hereunto affixed their signature, indicating

I/We do hereby assent to this plan of subdivision.

WITNESS our hands and seals this 17th day of SEPTEMBER 2009



Witness

Certificate of Approval - Community Water Supply and/c

I hereby certify that the use of the community water and/or community sewerage s
conformance with the County Water and Sewerage Plan.

Date: 11/29/10




Count

Surveyor's Certificate

I hereby certify that the plan shown hereon is correct, that it is a subdivision of part
conveyed by Ronald H. Milburn to Keedysville Knolls, L.L.C. a Maryland Limited Liability
30, 2005 and recorded in Liber 2704, folio 712 among the Land Records of Washington
marked : and/or bars marked o have been placed as indicated.

Date: 9-16-09


Licensed
Robert D. He
Prop. L.

Certificate of Approval
FINAL APPROVAL GRANTED

ITY SEWERAGE
NTY WATER

MD

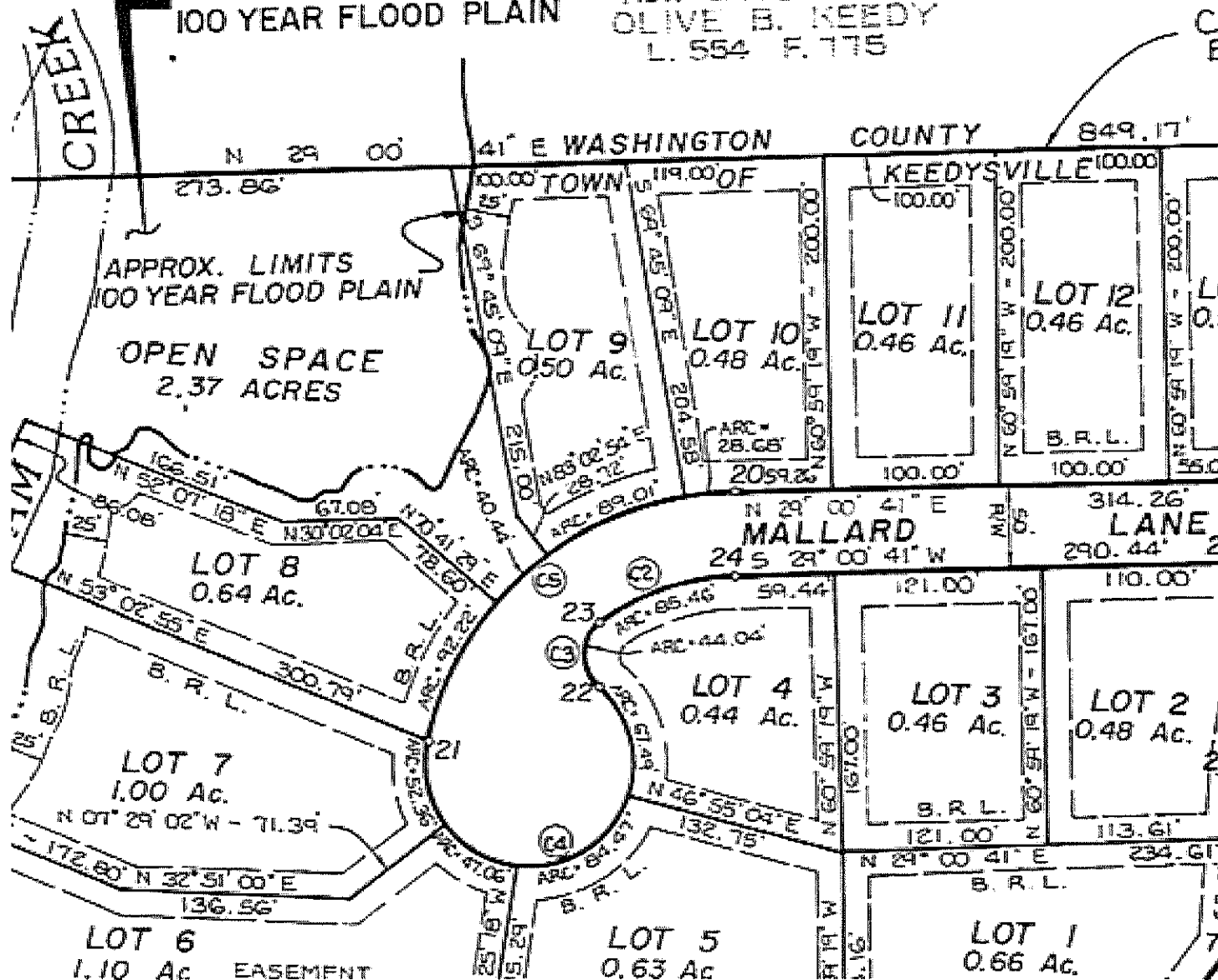
Rm

COORDINATES

NO.	NORTH	EAST	NO.	NORTH	EAST
1	5328.5208	6665.1852	14	4573.6908	6246.5795
2	5272.7768	6703.5862	15	5316.3137	6658.4155
3	5196.5713	6763.3520	16	5265.3671	6693.5117
4	5141.4563	6815.0234	17	5188.4238	6753.8561
5	5043.0670	6933.6857	18	5159.9400	6780.5603
6	4979.1970	7020.1079	19	5130.7167	6784.1852
7	4972.6432	7016.9325	20	4855.8879	6631.7736
8	4882.3172	7054.0694	21	4626.7391	6669.0461
9	4017.3878	6495.4132	22	4728.1823	6691.5213
10	4032.8700	6487.4515	23	4749.1480	6659.1582
11	4338.3722	6424.1073	24	4831.6387	6675.4998
12	4426.4429	6360.0536	25	5085.6332	6816.3573
13	4479.2050	6319.3309	26	5092.7536	6854.1775
			27	5033.2218	6925.9758

SHADED AREA INDICATES
100 YEAR FLOOD PLAIN

NOW OR FORMERLY
OLIVE B. KEEDY
L. 554 F. 175



2. Why did the town change the stream from 100 year flood plain to 500 year flood plain? (Keedysville Knolls)

A. Article 66b - (7)

B. Suburban Residential zoning and how it relates to Article 66b - land use. (iii)

Article 66B – Land Use

(7) Nothing in this subsection is intended to authorize or permit an administrative adjustment to State or local requirements that apply to environmentally sensitive areas, such as streams, slopes, wetlands, or critical areas.

(e) (1) A local legislative body may authorize, on application, how the uses allowed in a zoning classification are to be applied to a particular property by granting an adaptive reuse.

(2) Before granting an adaptive reuse, the local legislative body shall make specific findings supported by facts in the record that:

- (i) The change is consistent with the plan for the community;
- (ii) The change is in the public interest and provides a benefit to the community; and
- (iii) Literal enforcement of the zoning classification would prevent the owner of all reasonable economically viable use of the property.

December 3, 2007

The monthly meeting of the Keedysville Town Council was opened with Mayor Hull, Asst Mayor Levey, Council Members, Robertson, Walton and Simmons.

Minutes were read and approved.

The treasurer's report was as follows: \$338,621.72

A review of recent police patrols was given, patrols will continue on a week decreasing as a result of said patrols.

John Heart of the Washing county Mediation center was on hand to discuss offer to residents of the area.

Refuse bid were opened and read, Richard Walton made a motion to award current provider Greenscape, Mary Robertson 2nd, all agreed motion passed Peck's and Allied Waste.

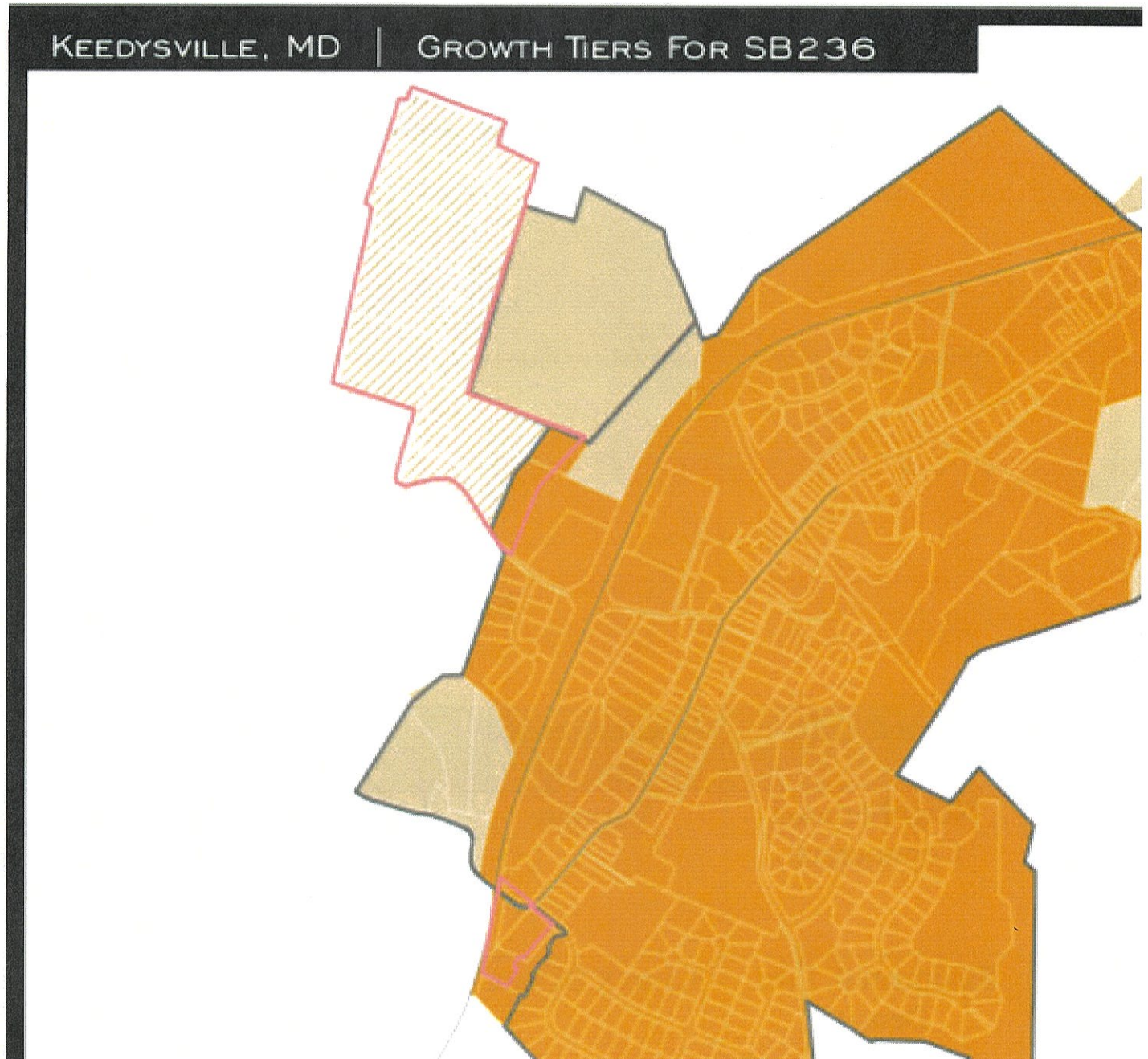
Motion was made by Barry Levey to increase flow of the 100 year flood plain flow for Keedysville Knolls development. Richard Walton 2nd all agreed n

No further business to discuss.

Submitted,
Amy Simmons
Town Clerk

3. Growth tiers for SB 236 and how it effects our properties.

A. Is the town going to extend services outside corporate limits? (Water-Sewer)?



4. Zoning Map, Corporate Boundaries and the Legend.

A. How can a current zone be changed (RL) when it was anticipated in the 2010 comprehensive plan?

B. Who approved the 2017 Zoning Map?

Planning Commission Review
 July 13, 2009 PC Public Hearing: Revised July 14, 2009
 Planning Commission Draft Revised: January 31, 2010

Future Land Use Classifications
Table LU-3

Land Use	Recommended Density	Recommendations
Neighborhood Commercial	Variable	Retail and office uses within or adjacent to residential areas that provide services to essential and convenience services on a neighborhood basis.
Residential, Low Density	3.5 to 8 DU/AC	Single-family, detached, attached, and residential accessory uses. Neighborhood services provided that land use does not adversely affect residential character.
Residential, Medium Density	9 to 12 DU/AC	Single-family, detached, attached, and residential accessory uses. Neighborhood services provided that land use does not adversely affect residential character.

HARDWOOD LN.

COFFMAN FARMS RD.

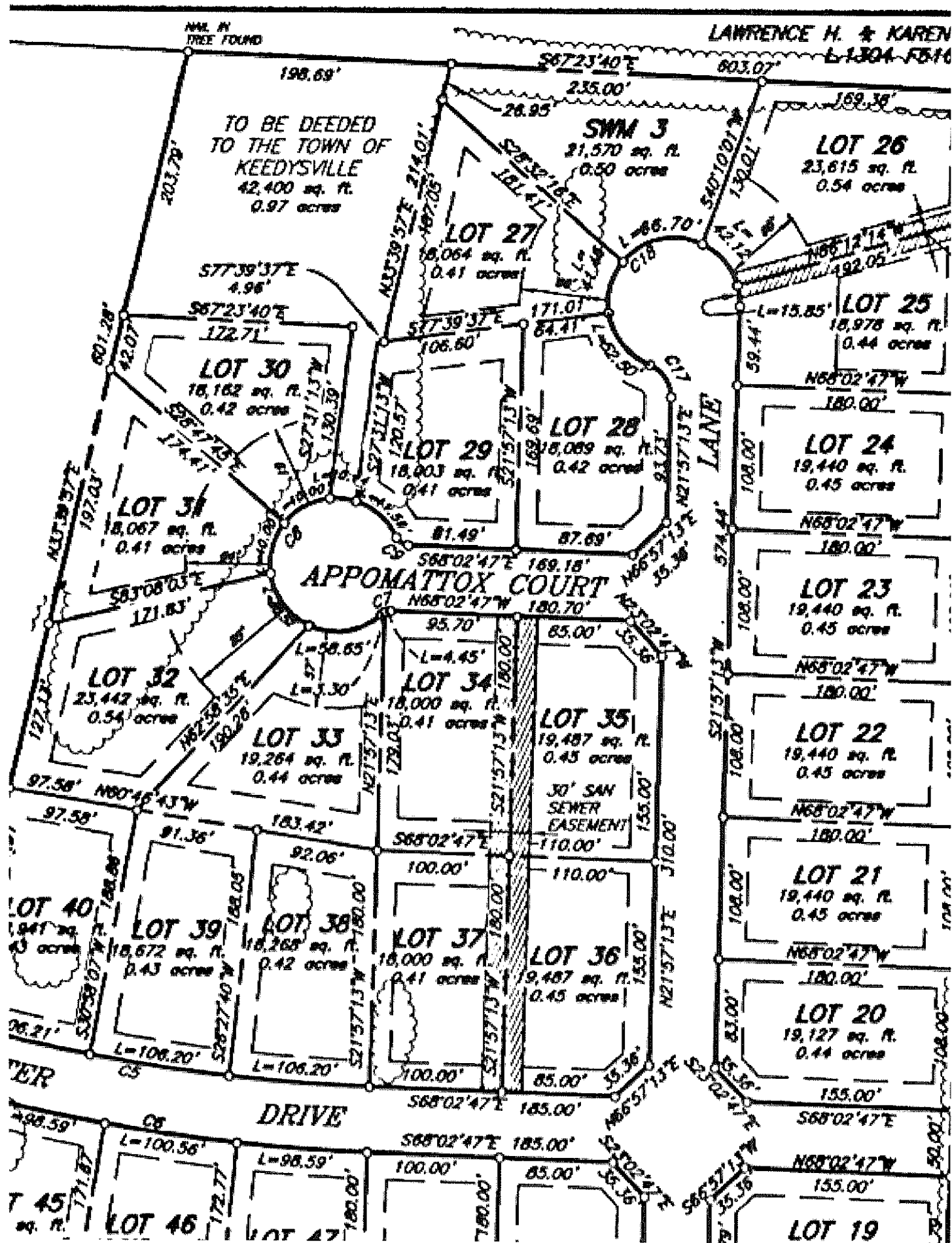
5. Is there a folder on Keedysville Knolls development (Kettler Brothers) with all information that transpired during the course of?

6. Our Dogstreet property that adjoins Cannon Ridge development- Why does Dan Ryan own the storm water ponds 1,2,3?

A. Is the town paying for maintenance?

B. Was storm water pond 3 inspected including the outlet?

C. Was there a bond?



[View Map](#)

View GroundRent Redemption

View

Special Tax Recapture: None

Account Identifier:

District - 19 Account Number

Owner Information

Owner Name:

DRB FINANCIAL
CORPORATION

Use:

Principal

Residence:

Mailing Address:

64 THOMAS JOHNSON DR
STE 110
FREDERICK MD 21702-4735

Deed Refere

Location & Structure Information

Premises Address:

SHEPHERDSTOWN PIKE
KEEDYSVILLE 21756-0000

Legal

Description:

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block:

0072 0024 0070 19020047.22 0181

Town: KEEDYSVILLE

Primary Structure

Above Grade Living

Finished Basement

See you tomorrow,

Eric

--

Eric Matson

