

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

Planning & Zoning Commission Minutes June 14, 2021

The monthly meeting of the Keedysville Planning & Zoning Commission was called to order at 7:07pm with the following members present: Chairman Greg Carroll, Commission Member Matt Rhoads, Ex-Officio Matt Hull, and Assistant Town Administrator Lisa Riner.

The minutes from May 10, 2021 were read and approved.

Mr. Carroll said that he has been working on converting the Comprehensive Plan into a word document so changes can be made. He noted that there are a lot of things in there that are out of date. The review should have been completed last year, but was not because of COVID.

Mr. Rhoads also noticed many items in the Plan that need to be updated. He suggested that the Town could potentially hire a consultant to help with the updates or get staff to help. There was much discussion. Ms. Riner is going to put together the Comp Plan survey to have at the next meeting. Mr. Carroll is also going to bring a list of the state requirements for the Comp Plan. In addition, he will ask the Mayor & Council about having Ms. Riner work on updating the Comp Plan.

Mr. Hull said the Town is losing their building inspector, so the Town will probably go to having the County as the inspector. He noted that the County will only enforce their own codes. Mr. Hull said it is difficult to find another inspector who is qualified. He also noted that the Town can change back to doing their own inspections at any time.

Eric Matson said that he already has a building permit for an addition, but needs the Commission to approve his site plan. Mr. Hull motioned to approve the Site Plan for the addition at Site 1, which is where the existing building is. Matt Rhoads seconded and all voted in favor.

Mr. Matson said he needs to use his saw for agricultural purposes, to make tree sticks to replace ones damaged by deer. He noted that Town Administrator Rick Bishop was not allowing him to use his portable saw because of the restrictions set in place by the Board of Zoning Appeals when he applied for a special exception. Mr. Matson maintains that it should be allowed because the Board's ruling on the special exception was only related to business matters, not agricultural matters. There was much discussion. Mr. Matson plans to appeal Mr. Bishop's decision.

Mr. Matson also asked how the Town enforces ordinances. Mr. Hull said the Commission looks at what is written down. Mr. Carroll said it is complaint-based because the Town can't afford to pay someone to go around looking for violations. Mr. Matson also questioned how someone who doesn't live in Keedysville is allowed to complain to the Town. There was much discussion.

Mr. Matson brought up the Right to Farm Act and asked the Commission to adopt it. Mr. Rhoads said the Commission is not familiar with it, but they will look into it.

Mr. Matson reminded the Commission that they need to look into the corporate boundaries of the Town on the map. Mr. Bishop is working with the engineering firm to look into it. There was much discussion.

Mr. Matson also asked about Rural Legacy areas and wanted clarification about how that relates to Keedysville properties. He doesn't think the Keedysville zoning map is accurate since Rural Legacy is listed as a zone. Mr. Bishop is looking into it.

Justin Holder is curious about whether the Town would like a biking/walking trail, a park, or maybe even a Riverwalk along the creek. There was much discussion. Mr. Rhoads recommended that Mr. Holder come up with some survey questions to bring to the next meeting.

Mr. Matson asked about open space in the Town, and whether it is open to the public. Mr. Hull noted that some of that open space is owned by homeowner associations. There was much discussion.

The meeting adjourned at 8:27pm.

Respectfully Submitted,
Lisa Riner
Assistant Town Administrator

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Planning & Zoning Commission Agenda June 14, 2021

Call to Order

Approval of Minutes: May 10, 2021

Announcements

Old Business: 2010 Comprehensive Plan 10-Year Review

New Business

Comments by Attendees

Comments by Commission

Adjournment