

# TOWN OF KEEDYSVILLE, MARYLAND

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

P.O. Box 359  
19 South Main Street  
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301-432-5795  
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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 October 9, 2025

*Approved*

The quarterly meeting of the Keedysville Planning & Zoning Commission was called to order at 7:01 pm with the following present: Chairman John Puffenbarger, Commission Members Jeff Russell and Tom Clemens, Alternate Sarah Bennett, and Town Administrator Lisa Riner.

The minutes from the June 26, 2025 meeting were read and approved.

Announcement: The next Comprehensive Plan Meeting will be on Thursday, November 13 at 6:30 pm at Town Hall.

Ms. Riner shared the results of Phase 1 of the Antietam Dr survey, which was done by researching land records. There was no physical surveying in this phase. There was some discussion. Phase 2 will be completed later in the fall.

Ms. Riner will send the Commissioners' questions regarding emotional support animals to Town Attorney Ed Kuczynski.

Ms. Riner noted that the first meeting to update the Town's Comprehensive Plan was held with the Town's consultant last week. Mr. Clemens brought up the possibility of including the formation of a Historic District Commission as part of the Comprehensive Plan Update. There was much discussion. The Commission will consult with Mr. Kuczynski and the Mayor and Council. Ms. Bennett recommended that the use and maintenance of Brandenburg Field should also be addressed in the Comprehensive Plan Update.

Ms. Riner reviewed the new amendments and ordinances passed by the Mayor and Council: the Municipal Infraction Citation Amendment, the Sidewalks and Curbs Ordinance, and the Nuisance Ordinance.

The owner at 45 S Main St will be applying for a Variance to build a new home on the property. The variance is required since the property is under 10,000 sq ft. A variance for the front setback is also required due to a flood plain at the rear of the property.

The owner at 15 Mt. Vernon Ln is potentially interested in using the property as a short-term rental. They have not yet applied for a Special Exception.

There was recently a domestic dispute incident at the Town's only short-term rental on S Main St. The Sheriff's Office handled it.

Mr. Puffenbarger noted that the property owner at 48 S Main St was potentially interested in adding off-street parking on their property. Ms. Riner has not received an application.

The meeting was adjourned at 7:50 pm.

Respectfully Submitted,  
Lisa Riner, Town Administrator

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# Planning & Zoning Commission Meeting

## October 9, 2025

[illegible]

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## Planning & Zoning Commission

### Agenda

October 9, 2025

Call to Order

Approval of Minutes: June 26, 2025 Meeting

Announcements

Old Business: Antietam Drive Survey, Emotional Support Animals, Comprehensive Plan Update

New Business: Municipal Infraction Citation Amendment, Sidewalks and Curbs Ordinance, Nuisance Ordinance, 45 S Main St Variance, 15 Mt Vernon Ln Short-Term Rental

Comments by Attendees

Comments by Commission

Adjournment