

# 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  
townhall@keedysvillemd.com  
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 January 8, 2026

The quarterly meeting of the Keedysville Planning & Zoning Commission was called to order at 6:33 pm with the following present: Chairman John Puffenbarger, Ex-Officio Matt Hull, Alternate Sarah Bennett, and Town Administrator Lisa Riner.

The minutes from the October 9, 2026 Planning & Zoning Commission Meeting and the November 13, 2025 Comprehensive Plan Meeting were read and approved.

Announcement: Luis Flores is stepping down from the Planning and Zoning Commission. Sarah Bennett is willing to become a full member.

Comprehensive Plan (see attached Summary)

Old Business:

Town Attorney Ed Kuczynski answered questions from the Commission about Emotional Support Animals. He recommended no real action at this time and to take it on a case-by-case basis. Ms. Riner noted that much of the research indicated a requirement for reasonableness in approaching the issue. Mr. Puffenbarger recommended requiring a Variance from the Board of Zoning Appeals. There was much discussion. The Commission decided to put the issue in front of the Council to get their opinion.

The Council was not in favor of having a Historic District Commission. It could cause too many issues.

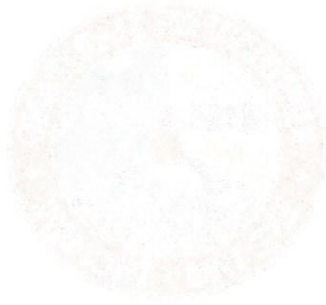
New Business:

Mr. Puffenbarger said he has some friends who would be interested in using Brandenburg Field for their teams. They would like the flagpole and the fence removed if possible. The field is not big enough for lacrosse. Ms. Riner will try to find out if the flagpole is a memorial.

The Pickleball Court, planned to be next to the library, has stormwater management issues. Mr. Hull suggested it could possibly be built at 15 S Main St instead, since that area is already paved and is right next to the creek. There was some discussion.

The meeting was adjourned at 7:39 pm.

Respectfully Submitted,  
Lisa Riner, Town Administrator



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# Summary

## **Keedysville Comprehensive Plan Update Steering Committee Meeting 1/8/2026 @ 6:30 PM**

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### **Attendees – 6:33 P.M.**

- Lisa Riner, John Puffenbarger, Matt Hull, Sarah Bennett, Dan Bowling (Mackin) , Two members of the public

### **Meeting Notes**

- Minutes from the November Steering Committee meeting were reviewed and approved.
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### **Public Outreach**

- **Stakeholder List** – Lisa provided additional missing information for the stakeholder list. Mackin will begin reaching out to these individuals following the meeting to gather input on priorities for the future of Keedysville.
  - **Public Survey Results** – The Survey Response Summary was reviewed with the Committee, with discussion focused on whether any responses appeared inaccurate or misrepresented community conditions. Overall, the feedback aligned well with what was expected from the public. A few notable points were discussed:
    - One respondent referenced underground utility lines on Main Street, which prompted discussion, as there is no current knowledge of underground utilities in that area.
    - Several respondents expressed interest in attracting small shops to Main Street; however, the Committee noted potential feasibility challenges due to the limited customer base needed to sustain such businesses.
    - There was support for additional community events, though concerns were raised about the availability of volunteers and partnerships needed to organize and host them successfully.
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### **Land Use Mapping**

- **Land Use Map Review** – The Steering Committee discussed annexation and noted that there are no properties being considered for near-term annexation. Much of the surrounding land is within Agricultural Security Preservation areas, making annexation impractical. Additionally, with properties north of Town recently de-annexing, the Committee agreed it does not make sense to pursue annexation in those areas.

# Summary

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The only area where annexation could potentially make sense in the future would be to the northeast toward Boonsboro. Sara also identified a correction following the meeting, noting that one area currently shown as residential should instead be designated as open space.

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## Focus Area Visioning

- Mackin (Dan) will send out a worksheet/handout to the SC as homework so the action items/recommendations can start being drafted prior to our next meeting.

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## Next Steps

- **Public & Stakeholder Outreach:** Outreach efforts will continue through the winter months to gather additional feedback for the plan.
- **Start Drafting Recommendations and Actions:** Mackin will start developing draft actions based on the public feedback and the next few SC meetings will be focused on refining these goals and actions.

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**Adjourn– 7:23 P.M – Next SC Meeting will be in February on Feb 12th at 6:30 PM**



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## Planning & Zoning Commission Agenda January 8, 2026

Call to Order

Approval of Minutes: October 9, 2025 Meeting and November 13, 2025 Comprehensive Plan Meeting

Announcements

Comprehensive Plan (See page 2 for a more detailed agenda on this topic)

Old Business: Emotional Support Animals; Historic District Commission

New Business

Comments by Attendees

Comments by Commission

Adjournment

# Agenda

**Keedysville Comprehensive Plan Update  
Steering Committee Meeting**  
1/8/2026 @ 6:30 PM

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## **Welcome**

Introductions

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## **Public Outreach**

- Stakeholder list — additions/updates
- Public Survey Results (with 2022 survey findings as well)

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## **Land Use Mapping**

Review Land Use Map

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## **Focus Area Visioning**

Review each identified focus area

Develop draft visions, goals, and/or checklists for each area

Identify opportunities, constraints, and priorities

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## **Next Steps**

Stakeholder Outreach

Start Drafting Recommendations and Actions

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## **Adjourn**