

TOWN OF KEEDYSVILLE, MARYLAND

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

P.O. Box 359
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Keedysville, MD 21756
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www.keedysvillemd.com



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

Comprehensive Plan Public Open House Meeting Minutes May 14, 2026

As this meeting was conducted in an open-house format, formal meeting minutes were not taken.

Agenda

Keedysville Comprehensive Plan Update

Public Open House Meeting

5/14/2026 @ 6:00 PM - 7:30 PM

Salem United Methodist Church

25 S Main Street, Keedysville, MD 21756

Welcome

- Welcome from Planning Team
- Overview of the Comprehensive Plan Update Process

Presentation

Project Overview & Planning Process

- What is a Comprehensive Plan?
- Public outreach completed to date
- Key themes identified through surveys, meetings, and stakeholder input
- Existing conditions and planning framework

Draft Focus Areas & Recommendations

- Water Resources
- Community Facilities, Services, & Economy
- Housing
- Natural Resources
- Transportation
- Land Use

Open House & Interactive Stations

- Review draft recommendations
- Rank community priorities and action items
- Provide comments and feedback
- Discuss ideas with the planning team and Town representatives

Next Steps

- Refine goals, objectives, and actions based on public feedback
- Prepare draft Comprehensive Plan document
- Additional public review and adoption process

5/18/26, 9:58 AM

Town of Keedysville Mail - Comments on Town of Keedysille Draft Comprehensive plan to be discussed May 14



Lisa Riner <lriner@keedysvillemd.com>

Comments on Town of Keedysille Draft Comprehensive plan to be discussed May 14

5 messages

Justin Holder <jholder2004@gmail.com>

Sat, May 2, 2026 at 10:32 AM

To: Town Hall <townhall@keedysvillemd.com>

Cc: Washington Commissioners <commissioners@washco-md.net>, Planning Email <askplanning@washco-md.net>, Dan Bowling <dbowling@mackinengineering.com>, "Baker, Jill" <JBaker@washco-md.net>, countyattorneyoffice <countyattorneyoffice@washco-md.net>, Jonathan May -MDE- <jonathan.may@maryland.gov>, ENRCU OAG -MDE- <ENRCU.OAG@maryland.gov>, Nicole Rush -MDE- <nicole.rush@maryland.gov>, JASON SIMMONS <simmonssolutions1@comcast.net>, PATSY holder <plholder@comcast.net>, Sara Green <skgreen727@gmail.com>

Dear Town,

Please add these comments to the public record of the May 14, 2026 comprehensive plan meeting.

1) to the extent the Town of Keedysville, Maryland will incorporate the Washington County, Maryland water and sewer plan, note that on April 13, 2026 MDE issued an administrative order finding:



2009. While the County has submitted periodic amendments, it has not submitted a comprehensive revision to the Department since the 10-year planning horizon ended in 2019, some 7 years ago. Accordingly, the County's Water and Sewerage Plan is outdated and insufficient to evaluate new, large-scale developments.

42. Furthermore, the County's Water and Sewerage does not meet the requirements of § 9-505(a) of the Environment Article because the County's Water and Sewerage Plan does not contemplate the increased hydraulic load from the proposed Warehouse. This volume exceeds the existing capacity of the County's community sewerage system for this area.

43. Accordingly, the proposed detention processing facility at the Property does not conform to the County's Water and Sewerage Plan.

44. Under § 9-503(c)(2) of the Environment Article, the Department may require a county to revise or amend its water and sewerage plan.

45. Under § 9-511 of the Environment Article, water supply systems and sewerage systems "may not be installed or extended" unless the proposed installation or extension conforms to the county's water and sewerage plan. Therefore, an updated Water and Sewerage

Plan must be finalized before the County proceeds to design or construct its community sewerage system to accommodate increased sewage flows from the Property.

46. Therefore, pursuant to § 9-503(c)(2) of the Environment Article, it is this 13th day of April 2026, hereby ORDERED by the Director of the Water and Science Administration that the County shall submit a comprehensive revision of the County's Water and Sewerage Plan to the Department in accordance with Title 9, Subtitle 5 of the Environment Article and COMAR 26.03.01. This revision shall include a 10-year planning horizon, provide an updated, data-driven capacity analysis for the infrastructure that will be impacted by the proposed Warehouse and other proposed development in the County, and identify the infrastructure improvements that are necessary to serve this development.

47. Therefore, pursuant to § 9-252 of the Environment Article, it is this 13th day of April 2026, hereby further ORDERED by the Director of the Water and Science Administration



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of April 2026, hereby ORDERED by the Director of the Water and Science Administration that the County shall submit a comprehensive revision of the County's Water and Sewerage Plan to the Department in accordance with Title 9, Subtitle 5 of the Environment Article and COMAR 26.03.01. This revision shall include a 10-year planning horizon, provide an updated, data-driven capacity analysis for the infrastructure that will be impacted by the proposed Warehouse and other proposed development in the County, and identify the infrastructure improvements that are necessary to serve this development.

47. Therefore, pursuant to § 9-252 of the Environment Article, it is this 13th day of April 2026, hereby further ORDERED by the Director of the Water and Science Administration that the County:

- a. Shall not allocate, authorize, or facilitate any increase in sewage flow to the Pumping Station beyond two EDUs (400 gallons), unless authorized by MDE to address a discrete public health emergency, until:
 - i. An updated Water and Sewerage Plan for the County is approved in accordance with § 9-507 of the Environment Article;
 - ii. All necessary improvements to the sewerage system that serves the Property are designed, approved, and constructed; and

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iii. The improvements to the sewerage system conform to the approved Water and Sewerage Plan.

b. Shall not install, modify, or extend any portion of the sewerage system that flows to the Pumping Station or the Pumping Station itself until:

i. An updated Water and Sewerage Plan is approved in accordance Order;

ii. The installation, modification, or extension conforms to the



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within ten (10) days after service of this Order to vacate and set aside the Order issued pursuant to § 9-252 on the ground that this Order is unlawful or unreasonable or that this Order is not necessary for the protection of public health or comfort in accordance with Section 9-263 of the Environment Article and the Maryland Rules.

49. If the County fails to commence an action in a timely manner as required by Section 9-263 of the Environment Article and the Maryland Rules, then without further notice this Order will become final and may not be appealed by the County, and the County is legally required to comply with the terms and conditions established in this Order.

50. Any attorney who represents the County must be admitted to practice law in the State of Maryland or must be specially admitted to practice law in the State of Maryland pursuant to Maryland Rule 19-215 *et seq.*

51. Nothing in this Order shall be construed to limit any authority of the Department to issue any other Orders or to take any action the Department deems necessary to protect the public health or comfort, or to limit any authority the Department has or may hereafter be delegated.

52. Any submittals to the Department pursuant to this Order or questions concerning this matter shall be directed to Judd Crane, Assistant Attorney General, 1800 Washington Boulevard, Suite 6048, Baltimore, Maryland 21230, telephone (410) 537-3040, or email – judd.crane@maryland.gov.

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IT IS SO ORDERED:**Secretary of the Environment**April 13, 2026

Date



D. Lee Currey, Director
Water and Science Administration



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which I incorporate herein by reference;

2) there are at least 6 properties located in the sanitary district 4-1 service area in Keedysville, knowingly and willfully being ***falsely*** represented to have sewer "existing or under construction", (north of Stonecrest Circle, and in the Southwest corner);

3) it is a crime to make false representations to the federal government;

4) the new comprehensive plan is a representation to the federal government;

5) The EADS survey of Antietam drive phase 2, all communications related thereto, and all applications, communications, statements related to state gas tax, federal highway user funds are incorporated herein by reference; and

6) the 2009 comp plan was a known fraud, I would like this comp plan to contain 0 known fraud.

Justin

On Sat, May 2, 2026, 10:12 AM Dan Bowling <dbowling@mackinengineering.com> wrote:

No problem, and we welcome all comments/suggestions so thank you for being interested in the process and we look forward to your input!

Have a great weekend!

Best,
Dan Bowling