

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

Planning & Zoning Commission Minutes August 13, 2026

The quarterly meeting of the Keedysville Planning & Zoning Commission was called to order at 6:32 pm with the following present: Chairman John Puffenbarger, Members Jeff Russell and Tom Clemens, Ex-Officio Matt Hull, Town Administrator Lisa Riner, and Town Attorney Ed Kuczynski.

The minutes from the April 9, 2026 Planning & Zoning Commission Meeting were read and approved. The April 9, 2026 Comprehensive Plan Meeting Summary was also approved.

There were no announcements.

Comprehensive Plan (see attached Summary)

Old Business:

There is no update on potentially moving the memorial flagpole at Brandenburg Field. The Council approved removing interior fencing at Brandenburg Field if needed. The Little League has greatly improved the appearance of Brandenburg Field, so changes to the flagpole and fence may not be necessary. The discussion was tabled.

New Business:

Ms. Riner reported that she received many questions from Delta Oaks about the installation of dark fiber, which is used for data centers.

Town Hall received a call from Antietam Broadband about whether a solicitor's license is required within Town limits. It is unclear if they are planning to install underground or only on existing poles. They did clarify that it is not a cable product.

The Maryland legislature passed a bill that requires all municipalities to adopt an ordinance permitting accessory dwelling units. Mr. Kuczynski recommended amending the Town's Zoning Ordinance. There was much discussion.

Ms. Riner provided a list of the Zoning Permits issued in Q2 of 2026.

The meeting was adjourned at 7:57 pm.

Respectfully Submitted,

Lisa Riner
Town Administrator

Summary

Keedysville Comprehensive Plan Update Steering Committee Meeting 8/13/2026 @ 6:30 PM

Welcome

Introductions

Public Meeting & Public Outreach

- The Planning Commission and Mackin reviewed the feedback received during the May 14 public input session, along with responses to the community survey. The comments received will be considered and incorporated into the Comprehensive Plan, where appropriate.
- Overall, the public feedback was generally consistent with the recommendations that had already been developed, indicating alignment between the draft recommendations and community input.
- An anonymous resident submitted a letter expressing concern about comments made by another member of the public regarding whether individuals from outside Keedysville should have input in the planning process. As discussed during both the public input session and the meeting, the Comprehensive Plan process is intended to be inclusive and provide an opportunity for all interested individuals to share their perspectives.

Draft Comprehensive Plan

- The Planning Commission was shown the first several chapters of the draft Comprehensive Plan to provide an overview of the proposed Table of Contents, document organization, and overall design moving forward.
- The next step is to distribute the full draft Comprehensive Plan to the Planning Commission on August 24, providing members with sufficient time to review the document in its entirety. Because the planning process may extend beyond the original December timeframe, an extension will be requested. The Planning Commission is anticipated to meet on October 8 to review and discuss the full draft before submitting it to the State for the required 60-day review period. Based on this schedule, adoption is anticipated for late December 2026 or early January 2027.

Next Steps

Finalize Draft

Start Public Comment Period

Adjourn

I was at the Keedysville Public Input Session last week, for the Keedysville Comprehensive Plan.

As a member of this community, I was very embarrassed for our town.

What should have been a conversation about how to make our town better, and create dialogue; became a conversation about keeping people out.

One of our neighbors commandeered the whole conversation. Not only was this discussion un-helpful, it was embarrassing.

This neighbor continued to ask questions about why 'outsiders' were allowed to have input in our town's comprehensive plan. As this person's questions were answered, they continued to take over the conversation. Even saying at one point that 'renters come and go', suggesting that renters should also not have a say.

This conversation started because we had 2 candidates for local and state government in attendance who asked if they should have input. As a small town, we should be thrilled to have them in attendance. This was our chance to let them know what we are all about, and what is important to our small part of Washington County.

I would like to publicly state that this is unacceptable behavior and we should not tolerate this in our town.

Thank You

I would appreciate it if this could be added to the next council meeting as a public comment.

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Planning & Zoning Commission Meeting and
Comprehensive Plan Meeting
August 13, 2026

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Planning & Zoning Commission Agenda August 13, 2026

Call to Order

Approval of Minutes: April 9, 2026 Planning & Zoning Meeting

Announcements

Comprehensive Plan Update (See page 2 for the detailed agenda)

Old Business: Brandenburg Field memorial flagpole, interior fencing, and use/maintenance

New Business: Fiber Installation Permitting Questions & Antietam Broadband Solicitor Questions; Accessory Dwelling Units Ordinance

Comments by Attendees

Comments by Commission

Adjournment

Agenda

**Keedysville Comprehensive Plan Update
Steering Committee Meeting**
8/13/2026 @ 6:30 PM

Welcome

Introductions

Public Meeting & Public Outreach

Review Public Meeting and Public Outreach Results

Draft Comprehensive Plan

Review Intro Chapters

Next Steps

Continue Draft Plan

Finalize Draft

Start Public Comment Period

Adjourn