

# CHARLESTOWN PLANNING & ZONING COMMISSION MEETING

June 6, 2019 – 6:00 pm

The meeting was called to order by Rogers Clements, Chairman. Present were Rogers Clements, Ken Confalone, Tom Durange, Bert Gay, and Joe Letts. Also present was Wib Pumpaly, Town Administrator.

Approval of the Minutes – May 9, 2019 Mr. Gay moved to accept the minutes of May 9, 2019, seconded by Mr. Confalone. Approved 5-0.

Mr. Clements raised a question about the permit from Mr. Kronner from last month. A neighbor is in dispute about the location of a buried propane tank on Mr. Kronner's property.

## Old Business

- 18- 89 K. Lloyd, Elkton, MD., 200 ft. pier to be constructed at former Martin campground. Mr. Bill Burkhardt and Ms. Kimberly Lloyd were in attendance to to speak about this permit. Ms. Lloyd is the owner of the former Martin campground and they would like to put out a 200' pier. There is some question about the property lines between the campground and the Town. There is also land that is in the town of Charlestown but not owned by the Town. A map was presented that was done several months ago by a survey company and Pelsa engineering company. The new zoning map coming from the Maryland Department of Planning is a match to the one presented by the applicant. The pier will be 20' off the property line. A diagram of the pier is jutting off a point and then has an L shaped portion facing upriver away from Town Land. Mr. Clements stated that many people go to a culvert and not the Price and Price survey markers. There will be no slips on the south side of the dock. Mr. Durange wanted to know what the point of contention is? Mr. Gay asked about the permit certifications attached. The project has been approved by MDE and the Army Corps of Engineers. The depth of the pier is about 3' at the end. Mr. Confalone stated that the maps coincide and it clearly shows the pier on land owned by the campground. Mr. Clements stated that the Price and Price monuments are not indicated on the maps so he feels that they used a culvert pipe instead and the pier would then be on Town owned property. If Pelsa Engineering could certify that they used the Price and Price monument then there is no further question. Ms. Lloyd believes that the survey is correct. Moving the pier would then make if not aligned with the existing steps. Mr. Confalone moved to approve conditionally with the stipulation that the Zoning Administrator be comfortable with the Pelsa Engineering survey marker being the Price and Price marker, seconded by Mr. Letts. Approved 4-0-1 Abstain (Mr. Gay).

## New Business

- 19-44 C. Narwich, 342 Cather Ave., Construct split rail fence **(H)** This permit has Historic District Commission approval. Mr. Gay moved to approve, seconded by Mr. Confalone. Approved 5-0.

- 19-45 T. Schweitzer, 149 Steamboat Ct., Construct 6 Ft. white vinyl fence This permit has HOA approval. Mr. Gay moved to approve, seconded by Mr. Confalone. Approved 5-0.
- 19-46 W. Brookover, 125 Caroline St., Replace roof sheeting & shingles **(H)** This permit has Historic District Commission approval. Mr. Confalone moved to approve, seconded by Mr. Clements. Approved 5-0.
- 19-48 M. Crew, 164 Steamboat Court, Screened deck, stairs, landing This permit has HOA approval. Mr. Gay moved to approve, seconded by Mr. Confalone. Approved 5-0.
- 19-49 T. Glaros, 146 Cool Springs Rd., Concrete patio This permit has HOA approval. Mr. Letts moved, seconded by Mr. Confalone. Approved 5-0.
- 19-50 D. Addison, 324 Caroline St., Lawn Shed **(H)** This permit has Historic District Commissioner approval after some questions were answered for them. Mr. Confalone moved to approve, seconded by Mr. Clements. Approved 5-0.
- 19-51 M. Foor, 157 Salvation Circle, 12 x 16 deck The HOA is non-functioning. Mr. Gay moved to approved, seconded by Mr. Durange. Approved 5-0.
- 19-52 D. Smith, 408 Chesapeake Rd., New House/Garage This a raised structure with two parking stalls beneath the house. This is at the corner of Cecil and Chesapeake. It is not in the 100 year flood plain, but will be raised. The height will be 35'. Mr. Confalone moved to approve, seconded by Mr. Durange. Approved 5-0.
- 19-53 Keystone Custom Homes, 148 Saratoga Court, Lot 44 New Home and Garage Construction Mr. Confalone moved to approve, seconded by Mr. Letts. Approved 5-0.

**The Following Building Permits have been approved by the Administrator per prior authority**

- 19-43 A. Tamargo, 333 Market St, Remove (2) two trees **(H)**
- 19-47 J. Carey, 344 Market St., Revised Permit #16-47, No Action Required
- 19-53 Town of Charlestown, 518 Water St., Install electric panel & lighting **(H)**

**(H) – Denotes Historic District Certificate of Appropriateness is required**

**Period of Public Comment**

- **Any resident who wishes to comment on these proceedings, or who may have comments for the good of the Town of Charlestown, may offer their comments to the Commissioners for a period of not to exceed (5) five minutes. All residents offering comments must first sign the “Public Comment Speaker” roster.**

David Ashworth He was in attendance to express his concern about the Wellwood Club hosting weddings at 125 Conestoga. On May 5th a wedding was held and he presented photos to document his concern. This is violation of 175-15 of Code. This is not a permitted use. Two weeks ago he had four cars parked along his property on his grass. He does not begrudge Larry the right to have a business, but feels that this part of town is a residential part of town. His request is that the town enforce the zoning code. He asks that his letter of September 17<sup>th</sup>

be used as the complaint. Copies of the letters presented in September were given to Mr. Beste, the Town's attorney representative who was present.

Craig Schnelli is also in opposition of the Wellwood holding weddings at 125 Conestoga.

Bart Rommell Mr. Rommell stated that Mr. Metz is getting bigger and bigger and changing the town to a business atmosphere. He observed people with open containers walking down the streets between the "tent" and the residence.

Mr. Beste, representing the attorney for the town, stated that 175-18 allows for a business. He is asking for a formal written complaint, which was supplied. Mr. Beste will explore and take into consideration and then advise the town on the town's options.

Joe Carey A neighbor put in a propane tank that is closer than 10' buffer and he will be taking his complaint to the county. It is possibly on his property. He would like the Town to get him to move it. We have no propane tank regulations in our code. The county does. It does not adhere to setbacks.

There being no further business, Mr. Confalone moved to adjourn, seconded by Mr. Gay. Approved 5-0.

Respectfully submitted,  
Debbie Myers, Town Clerk