

CHARLESTOWN PLANNING & ZONING COMMISSION
MEETING MINUTES
March 3, 2022 – 6:00 pm
Town Hall, 241 Market Street, Charlestown, MD 21914

The meeting was called to order by Chairman Ken Confalone at 6:00pm. In attendance: Board members Dennis Taylor, Tom Durange and David Jarinko; Town staff: Bryan Lightner, Mary Culver and Kathy SanDoe. In attendance via Zoom: Ken Confalone. Commissioner Lou Wood was not present.

The minutes of February 3, 2022 were presented and approval was tabled until the next meeting.

Old Business

There was no old business to discuss.

New Business

Permits :

Number	Name	Address	Description	Motion	Second	Decision
22-24	Brandon Williamson	315 Cecil St	Inground Pool	Mr. Taylor	Mr. Confalone	Approved 4-0
22-25	Monica Goodyear	334 Baltimore St	Interior Renovations	Mr. Jarinko	Mr. Taylor	Approved 4-0
22-26	Richard Gestewitz	339 Cather Ave	Tree Removal	Mr. Jarinko	Mr. Confalone	Approval by Mr. Lightner recognized
22-27	James Area	572 Baltimore St	Replace Siding	Mr. Taylor	Mr. Durange	Approved 4-0
22-28	George Palmer	182 Cool Springs Rd	Fence	Mr. Jarinko	Mr. Durange	Approved 4-0
22-29	George Palmer	182 Cool Springs Rd	Shed	Mr. Taylor	Mr. Durange	Approved 4-0
22-30	Rachel Aponte	116 Cool Springs Rd	Interior Renovations	Mr. Durange	Mr. Jarinko	Approved 4-0
22-31	Keystone Homes	192 Cool Springs Rd	New Dwelling	n/a	n/a	Rescinded
22-32	Keystone Homes	131 Saratoga Ct	New Dwelling	Mr. Taylor	Mr. Durange	Approved 4-0
22-33	Tamika Evans	184 Cool Springs Rd	Deck	Mr. Jarinko	Mr. Taylor	Approved 4-0
22-34	Sarah Jones	127 Saratoga Ct	Fence	Mr. Durange	Mr. Jarinko	Approved 4-0
22-35	Lauren Brindly	135 Saratoga Ct	Deck	Mr. Confalone	Mr. Taylor	Conditional Approval on receipt of HOA letter; Approved 4-0
22-36	Juan Cea	650 Louisa Ln	Replacement Dwelling	Mr. Jarinko	Mr. Taylor	Approved 4-0

This marks the end of New Business.

General Discussion

There was a discussion amongst the board regarding setback diagrams.

The board discussed restrictions on roadside stands, more specifically regarding a resident who would like to place an accessory structure on their property to replace the cart they currently have. Mr. Confalone stated they would need a variance for the structure to be placed within the front setback and parking could also be an issue.

A revision of the ordinance was considered to accommodate bed & breakfast-type businesses, which might require rezoning or a special exception. Mr. Confalone feels that rezoning properties to meet the requirements of the ordinance could cause residents to use their properties for medical purposes, which is not allowed. It was suggested that the Town of Perryville's code for R1, R2, and R3 zones be mirrored in our ordinance for district descriptions.

In order to codify what would need a special exception, it was suggested that conditions be put into the ordinance. If conditions are specified in the ordinance, the Planning & Zoning board could recommend approval of special exceptions, and the decision would be made by the Board of Appeals.

The board would also like to change the definition for home occupation to include the "property," instead of the "dwelling."

Mr. Lightner feels that revising the Historic District ordinance to be less strict regarding single family residential use would be helpful. Mr. Jarinko agreed that it is very broad and has no real guidelines. Mr. Lightner stated this board needs to present more specific conditions to the Commissioners for them to consider the adopting the revised ordinance.

This marks the end of General Discussion.

Period of Public Comment

There weren't any public attendees present.

There being no further business **Mr. Confalone motioned to adjourn the meeting at 7:45pm, seconded by Mr. Durange. Carried 4-0.**

Respectfully submitted,
Mary Culver, Office Manager