



THE CITY OF FROSTBURG

Mayor and Council Meeting Minutes

Tuesday, January 20, 2026 at 5:30 PM

Frostburg Municipal Center Meeting Room 100
37 S. Broadway, Frostburg, MD 21532

Mayor Todd J. Logsdon

Donald L. Carter, Jr., Commissioner of Finance

Nina Forsythe, Commissioner of Water, Parks and Recreation

Kevin G. Grove, Commissioner of Public Safety

Adam Ritchey, Commissioner of Public Works

1. Call to Order

The Mayor called the meeting to order at 5:30 PM.

2. Pledge of Allegiance

3. Frostburg Blessing

4. Roll Call

PRESENT

Mayor Todd Logsdon

Commissioner of Finance Donald Carter

Commissioner of Public Safety Kevin Grove

Commissioner of Water, Parks and Recreation Nina Forsythe

Commissioner of Public Works Adam Ritchey

5. Approval of the Agenda

Motion made by Commissioner of Water, Parks and Recreation Forsythe, Seconded by Commissioner of Public Safety Grove.

Voting Yea: Mayor Logsdon, Commissioner of Finance Carter, Commissioner of Public Safety Grove, Commissioner of Water, Parks and Recreation Forsythe, Commissioner of Public Works Ritchey

6. Approval of the Minutes

A. Minutes from the December Council Meeting.

Motion and Second to Approve the Minutes for the December Council Meeting.

Motion made by Commissioner of Finance Carter, Seconded by Commissioner of Public Works Ritchey.

Voting Yea: Mayor Logsdon, Commissioner of Finance Carter, Commissioner of Public Safety Grove, Commissioner of Water, Parks and Recreation Forsythe, Commissioner of Public Works Ritchey

7. Special Presentations and Requests

8. Mayor and Commissioners Reports and Announcements

A. Monthly Reports of the City Departments.

Motion and Second to Approve Monthly Reports of the City Departments; Vote of the Mayor and City Council.

Motion made by Commissioner of Water, Parks and Recreation Forsythe.

Voting Yea: Mayor Logsdon, Commissioner of Finance Carter, Commissioner of Public Safety Grove, Commissioner of Water, Parks and Recreation Forsythe, Commissioner of Public Works Ritchey

B. Hotel/Motel Tax Revenue Requests for FY27

9. Public Hearings

A. Combined Sewer Overflow Monthly Public Hearing

B. **Ordinance 2026-01** An Ordinance to Amend the City's Zoning Ordinance by Adding the Artisan/Small Manufacturing Land Use as a Special Exception Use in All Residential Districts, and Changing the Classification of That Use From a Special Exception Use to Permitted Use in All Commercial Districts. Jon Miller, Director of Community Development.

Public Hearing Transcripts provided by FSU TV3 (Altered & Formatted into paragraph from).

Jamie Klink – City Planner

Uh, hello everybody. My name is Jamie Klink. I am the City Planner, uh, ahead of the public hearing. I just had a very quick, uh, overview of where we're at with the artisan small scale manufacturing, uh, land use. Uh, currently, uh, it is, uh, provided for in the Frostburg Zoning Ordinance as a special exception use in commercial districts, uh, which would, uh, require a favorable recommendation from the Frostburg Planning Commission and then also approval by the Frostburg Board of Zoning Appeals prior to being allowed. And, uh, as it stands currently that, uh, land use is not permitted in residential districts. Uh, so what we are, we're proposing, uh, that land use the artisan small scale manufacturing land use, uh, be allowed as a principal permitted use in, uh, uh, all commercial districts that would allow City staff, uh, to approve that at a staff level, um, as provided that it adheres to all regulations listed in section 8.2 of the Zoning Ordinance, which deals with that land use. Uh, and then we would also add that as a special exception use in residential districts. Which would like, it currently stands with the commercial, uh, it would require a special exception that would require a favorable recommendation from the Frostburg Planning Commission, and then also approval by the Board of Zoning Appeals before it would be allowed. Um, and just the intent of this, uh, amendment, uh, really we're just looking to allow for flexible usage of property owners, uh, to use their property. Um, utilize any existing space that might not be used, um, to allow them to pur, pursue small and not very intensive business activities. Um, ones that would not require a larger building or a larger facility, um, something that they could do in their, you know, on their property without requiring larger facilities. Uh, that would also allow the city to better track and regulate these types of business activities. Uh, we would by, by providing appropriate regulations, um, that they must adhere to. Um, and then in order for them to continue those operations, they would have to continue to adhere to those regulations. Uh, and also in order to qualify under this use, all these business activities must be very small in nature. No large trucks or excessive traffic. Uh, and no, or very minimal impact would be allowed on the surrounding neighborhood, uh, especially with regard to noise, odors, fumes, dust, or any similar pollutants. But that's just kind of a very quick overview of what, uh, this ordinance is hoping to achieve. Okay. You wanna do the second reading now, or want to go vote? No, no, no. We do it. We should do the hearing first, and then that's the end. Okay. So first, um, is there anybody from Mr. Klink? This was proposed by staff, this was proposed by the Planning Commission. Where, where did this idea originate? Yeah, so we originally proposed this as, uh, just as a permitted use in commercial districts. Mm-hmm. Um, and then in discussions with the Planning Commission at their public hearing or public meeting, I believe in October, um, it was also discussed about adding this as a special exception in residential districts. Um, and so where, that's where that, uh, kind of came from and what brought this on originally, as we kind of discussed earlier, the, uh, uh, mushroom growing, uh, business, uh, it had to go through a full public hearing process, um, for it to be in a commercial zone. Um, whereas had that not,

you know, we had to do that and what this ordinance would provide for, at least in commercial zones, um, it would allow us as staff to look at that section 8.2 of the Zoning Ordinance and be able to determine that, yes, it meets all of these criteria. It won't need to go before the Board of Zoning Appeals. We could approve that. Got it. That's that level. Okay. All right. We'll move on to the public comment section now. Is there anyone from the Planning Commission here who would, who wants to stand up and talk about what, what's going on here? What, what the Planning Commission's feeling is? Mr. Snyder, I can stop, jump off and talk real quick. Uh, Jeff Snyder, uh, Planning Commission member for the City. Um, as Jamie was pointing out, um, the intention and the idea of this was from a bureaucratic standpoint, from a workable standpoint, the, um, activities that fall into the artisan in themselves are commercial. So because of that, um, you would be coming to us for a special exemption. The board discussed and thought that those, those activities in themselves are commercial, so should be allowable in the commercial without coming for a special exemption. Further staff, as we were talking, talking to staff, then you have these situations where these activities would be occurring in residential areas. So the thought process was, if this was going, if this is occurring now, the best way to regulate it is to have a special exemption process. To bring it to the city to bring it to the board. For those people that are doing this then would not run a foul of other provisions within zoning and there therefore we could permit it. And the other one is to that it would be regulated. Um, and as things would grow, if there were issues with neighbors, there's a process there we could limit size to that. We could put conditions on that. So if someone were to want to do something in a residential zone, those could be controlled. So at the end, I mean that, that was our thought process, uh, and why we made the recommendation.

Lee Beman – 219 Shaw Street

Good evening, Mr. Mayor Council. Thank you for the opportunity to speak this evening. Um, generally speaking, I, I think ordinances like this are, are a good idea. Um, when, when implemented correctly, uh, I believe that, uh, removing bureaucratic red tape can, can oftentimes be a good thing. Um, here, here, I I think we need to pump the brakes and look at this, uh, ordinance a little more closely. Uh, before we, uh, before we take any further action, um, I, I'd urge you to look at first and foremost, I, I believe the, uh, language with regard to the commercial uses, uh, commercial districts is entirely appropriate. Um, with regard to the residential districts, um, I, I think we're, you're missing language that would be very important in order to put those restrictions in place. The way it appears to me is that, uh, in 2019, you, you all drafted the definition of what an artisan's small scale manufacturing business was. Um, at that time, those businesses were only permitted in commercial districts by, by even through the special exception process. They were entirely prohibited in the residential. The definition of, uh, artisan small scale manufacturing certainly bears that idea behind it. Um, one of the, one of the main issues that I I see with the definition, uh, is that, uh, the small manu artist, artisan small manufacturing, uh, can be, uh, permitted as the primary use, uh, under the current definition that you have. Uh, to permit a, a manufacturing business, even on a small scale as the primary use of a building in a residential district, uh, I think really flies contrary to, uh, the protections that the zoning code tries to put in place for, uh, residential districts. Um, that's not to say that you can't do this, right. Um, I, I think if you look to your zoning code to section 8.1, uh, you define home occupations. Um, and, and I think there's good examples in there of how you could, uh, make this artisan small manufacturing work in some of the residential districts, uh, within the home occupation, for example, uh, in the R one district, if the, uh, home profession is one that would have customers or clients coming to that, uh, location, it's required to go through the special exception process. Uh, there's limits on, for example, on, or there's parking requirements, offsite parking requirements, uh, that the, uh, residence is required to meet offsite parking, uh, requirements instead of, uh, just having those, uh, customers, clients parked on the street. Uh, and there's also square footage requirements, uh, and, and again, most significantly, uh, under the home occupation provision, uh, that home occupation must be an accessory use. It's not the primary use of the property. Uh, so I, I would, I would greatly urge you to, uh, pump the brakes on this, uh, in order to look

at additional restrictions that should be put in place. Again, I, I, I don't, I don't know that this isn't something that you can figure out, that you can make work in some of the residential districts. Um, I, I would urge you however, to, uh very seriously consider, um, not permitting these uses in the R one district. Um, your, your code specifically provides that in the R one, uh, you're looking, the purpose is to have single household residential uses of low density, uh, and to protect those existing areas where custom and usage has established this pattern. Uh, I, I've lived in both R one and R two districts in Frostburg. Um, when I lived in an R two district, we, we certainly had more, uh, traffic. I think something like this would be more expected in that district. Um, but in, in the R one district, uh, I, I don't think this is expected. I don't think it's customary. Um, one, one of my family members, uh, extended family, uh, had Coops Buns, uh, which started exactly like what we're talking about here. Uh, and, and the amount of customers that they sold to on a daily basis uh, I, I can't imagine that kind of traffic in my neighborhood, uh, by Glendenning Park. Um, you know, that's, that's one of the best things about living in my neighborhood. It's one of the things that I, I love for my kids is that they, you know, they have a group of eight or 10 of them that they, they ride from the, the park to the Freeze to each other's houses. You know, they ride their bikes. I, I don't know, I'd feel comfortable with that if there was that level of traffic in there, or one district like that. Uh, so I, I believe, uh, in summation that the, uh, commercial districts, uh, I think you have it right. I think those should be permitted. Um, in the R in the residential districts. I would ask that you look at additional regulations, additional restrictions, and for the R one district, I would ask that you would consider, uh, not permitting those at all. Thank you. Your addresses. Oh, I'm sorry. Uh, Lee Beaman, uh, 219 Shaw Street, Frostburg, Maryland.

Andrea DePlatis 43 Summit Place

Andrea DePlatis 43 Summit Place here in Frostburg. Um, you're all familiar with PS Hair Design uh, located right here on Broadway. For years, her mother operated a beauty salon out of her home, up on Centennial Street. Armstrong Insurance for decades, Ruth and Jack Armstrong made a good living with their insurance business in their enclosed porch. You look at, uh, the Fiber Depot here in town for many years. Mrs. Ward had a business in her front parlor here out of block or so on, on Broadway. You look at these businesses that we now have here in town PS Hair Design. Imagine if she had made the decision to operate that out of her home. What would Storybook Holiday look like? Armstrong Insurance, slug and Barb Armstrong could easily have had a very successful business, not in the business district, uh, had a good income and a good life. The Fiber Depot is a destination. Mrs. Ward did it out of her front parlor. The difference in these people and these businesses is that the City has worked very hard for a very long time to strengthen our community and our business district through programs that are available, specifically concentrating on the business district. We have a designated Historic District, which is not easy to get. That comes with money. Of course that also comes with all the building. That take a lot of maintenance. The Main Street program I was here when that was established, that was a real tough road to hoe. And we still have the Main Street business whose purpose is to work with historic, traditional town centers, uh, to create thriving communities. If you have a beautiful Historic District filled with great businesses, it attracts tourists. It becomes a way to promote your community. Little businesses distributed out in the neighborhoods don't have that collective strength of benefit. Um, the Arts District, I don't know if you all know, we established an arts district, which is really a, a difficult thing to achieve for our little town. I was involved with that and the Main Street program, the arts district includes Wood Street and Center Street. I don't know if you all know who were looking at changing this ordinance. Realize that with an Arts and Entertainment, uh, District, people, artisans who live in the district, produce their art and sell their art within the district are eligible uh, I don't think they have to pay state income tax on that income. I don't know if any of you or all of you are aware of that or if you've ever promoted it. And there were two reasons to do the Wood Street and Center street, uh, connection to the university. When we were established the Arts and Entertainment District, those are small homes. Some of them have detached garages on the backs of the properties, which would be perfect for studios,

neighborhoods like the one I live in, were never intended for mixed use. Uh, the Main Street program, like anything, there's peaks and valleys and I look around now and I see, uh, a number of empty spaces. Now, if we were at a peak, all the spaces were filled, we were bursting at the seams. I would say yeah, consider maybe certain types of businesses out in the neighborhoods just to sort of hold them close until space could open up for them. But we are much stronger as a collective when it comes to supporting our businesses than we would be if everything was spread out, uh, within the communities. So anyway, I vote, no, I don't think it, I think it kind of works against everything that has been tried. Uh, the mushroom business, I could see where that wouldn't really have a bad effect. But the residential districts were never intended for mixed use. And I think if you want to do a business out of your home in a residential neighborhood, you should have to come before a commission and explain what that involves. But I think your job, uh, to make our city stronger is to promote our Business District. If I had a, a, I have had, but I don't have a property now on Main Street, but if I had a property with an empty space, I'm surprised there aren't a lot of landlords here kind of in sense saying, I could have had that tenant. And there are opportunities for popup businesses. Our spaces are small, thank goodness our rents are low. So I think allowing people to bypass all of that and take their strength away from what the potential would be for themselves and for our city. If they located in the Business District, I think it would be a disservice.

Paul DePalatis at 43 Summit Place

Paul DePalatis at 43 Summit Place in Frostburg. I'll be a little bit more brief. Uh, I am not in favor of this ordinance. I think there was one that was attempted some years back that was not implemented. Uh, my biggest concern is I think this will just eventually lead to degradation of the R one district, which is what it is now. It just, it'll be degraded and I'm not in favor of it. Uh, Gene Harris Jr. 83 East Main. I also have a property on Main Street, um, with a home up on Albert Avenue, 215 Albert Avenue. Um, I'm opposed to this change in zoning. I think the brakes need to be put on as somebody else has said. Um, I think a lot of people in town have no idea this is coming and having a legal notice in the newspaper every other week or something not everybody gets the paper. Not everybody reads and digests the paper, nor they know what's gonna happen here. Um, there are no sidewalks, um, up near Frost Elementary School. Glendenning Park neighborhood, if you will. Braddock Estates I don't think has sidewalks. Many areas don't have sidewalks The volume of traffic that will come in because of this change without sidewalks is gonna end up with somebody getting hurt. So, um, and I, again, I don't think the people know this is happening. Put it to a referendum, see what happens. See if the people come out to vote against it. I think they would. So I hope you, you all just hit the brakes. Let's study this some more. Let's stop it.

Kit Pepper 211 James Court.

I think everyone has done a wonderful job of explaining many reasons why the R one neighborhoods need to be excluded from this. As you all know, I owned a business on Main Street. I encouraged small artisans to sell their wares and do shows and do all of those things, and I value the fact that Frostburg is a home to people who are creative, who commercialize their creativity in wonderful ways. However, neighborhoods that are exclusively residential do not benefit businesses that open there. We have in Frostburg, as Andrea did such a great job of showing we have, uh, lots of opportunity in our condensed commercial area where we need those businesses. And when my business is next door to your business, you benefit from the business I get and I get back and forth. If I'm back on James Court behind a corner, then all of the traffic that I generate for my business is only because I spend money to get them there. So I just don't see any reason for it. I also think that in Allegany County there are, Frostburg is unique in that it has three beautiful R one neighborhoods. We also have, and correct me if I'm wrong, the biggest employer of people who come from other parts of the United States to live here. And I can tell you that when you move from other cities, you expect to buy a house often in a neighborhood that's a neighborhood of residential homes. In rural communities where houses are on a state road and you have an acre property and then another house, a acre property and maybe a cow field, and then you have a house and somebody has a beauty shop

in the garage. That's one thing. But when you're in a neighborhood and the houses are right next to each other, if you have a business next door to you, and Mr. Beman did a great job of pointing out, you're allowing a residential home to be the primary usage of that business. The person doesn't even have to live there. That's a big negative. And I think the City needs to look at the possibility of, I think you're gonna reduce your, uh, property taxes over a period of years if this becomes a thing, because maybe it won't reduce the property values, but I certainly think it could impede the growth of them, and that's gonna be less income from you. And I don't think anybody's going to be happy with that at all. So I ask you, the only thing that I ask is that you just exclude the R one neighborhoods and preserve these jewels that you have here in Frostburg. I think it adds to the attractiveness of the area and the value and the future. And I think by forcing businesses to be in commercial areas, we're building stronger businesses that way. Thank you.

Kelly Mears – 58 Lyden Street

Kelly Meers. Hi y'all. I live at 58 Lyden Street. Thankful for the opportunity to speak on the Zoning Ordinance. A lot of what I would like to comment on has been raised here, so I'll try to be brief. Um, I think what's really important to add to this conversation is a question, um, to this board around the impetus for bringing it forward. Um, what I'm hearing from this board is that a strong impetus is that these things already exist and we'd like to bring them forward to do so to exist in compliance. Um, my question to you is, if this were to pass, what is the plan to even bring those businesses to compliance and ask them to come forward to present themselves to the Zoning Board? Um, from what I understand, there wouldn't really be any actual impetus. They could continue doing their thing and operating underneath, uh, regulation and expectation without some sort of action to go and find and identify these, um, individual businesses that are in theory operating without, um, doing so in, uh, in good graces with the City. Um, my other question is, you know, I understand that part of this has to do with still requiring some exception from the Zoning Commission. Um, and my question, because this is a volunteer zoning board, is, is what types of training are we offering to those individual volunteers to help them consider what the longer term implications are when they are reviewing these types of decisions? Um, those are my two primary questions. Um, what I heard a lot of just now, and I'll, um, very much reiterate my preference towards is that people don't know that this is happening and what it means. That this is happening. Um, and so I would encourage just a slowing of the breaks, educating our public, um, and giving them a chance to, to offer their feedback in a position that is not simply at 5:00 PM uh, on a, on a school night. Um, that's all. Thank you.

Pete Conklin – 6 Mill Street

I just wanna second, uh, Pete Conklin 6 Mill Street. I'm actually in C one, so I don't count, but I, I'd like to second people who think this should be on ballot just to democracy. Okay.

10. Old Business

- A. Ordinance 2026-01** An Ordinance to Amend the City's Zoning Ordinance by Adding the Artisan/Small Manufacturing Land Use as a Special Exception Use in All Residential Districts, and Changing the Classification of That Use From a Special Exception Use to Permitted Use in All Commercial Districts. Jon Miller, Director of Community Development.

Motion and Second to Table Ordinance 2026-01; PUBLIC COMMENT; Vote of the Mayor and City Council.

Motion made by Commissioner of Public Works Ritchey, Seconded by Commissioner of Finance Carter.

Voting Yea: Mayor Logsdon, Commissioner of Finance Carter, Commissioner of Public Safety Grove, Commissioner of Water, Parks and Recreation Forsythe, Commissioner of Public Works Ritchey

11. New Business

- A. Ordinance 2026-02** An Ordinance to Repeal and Reenact Sections 4.01 and 4.02 of Appendix A of the City Code (The Rental Housing Code) Pertaining to Property Standards and Fire Safety. Jon Miller, Director of Community Development.

Motion and Second to Approve the Ordinance on First Reading and set the February 17, 2026 Council Meeting as an advertised Public Hearing; PUBLIC COMMENT; Vote of the Mayor and City Council.

Motion made by Commissioner of Public Works Ritchey.

Voting Yea: Mayor Logsdon, Commissioner of Finance Carter, Commissioner of Public Safety Grove, Commissioner of Water, Parks and Recreation Forsythe, Commissioner of Public Works Ritchey

- B. Resolution 2026-01** Reappointing Members of the Recreation Commission. Patrick O'Brien, City Administrator.

Motion and Second to Approve Resolution 2026-01; PUBLIC COMMENT; Vote of the Mayor and City Council.

Motion made by Commissioner of Public Safety Grove.

Voting Yea: Mayor Logsdon, Commissioner of Finance Carter, Commissioner of Public Safety Grove, Commissioner of Water, Parks and Recreation Forsythe, Commissioner of Public Works Ritchey

12. Open Public Comment

Carol Smith - 250 Armstrong Ave. - Compelled to speak about protecting our immigrant population. Have seen videos of ICE issues including people being stopped on their way to work, school, etc. As well as the murder of Renee Good. ICE has been seen in Cumberland. Wants us to work together. "We had whistles they had guns."

Rick Lemmert - Gram View Drive - Could Frostburg pass a DOGE test? No. Individuals on the Frostburg payroll have gone up 100%. The people needed and that is it. When he was born, one lady tabulated all of the water bills by hand. City should be strictly involved in what it needs to be involved in: Police, streets, etc. Paid up to three times the market value of properties on Center street. Card games in the street department during the day. Obviously have too many people. Paying people to drive around to get "windshield time." TV box on Main street. Good we don't have to pay the city government by the mile. Have you all discussed the tax rate. Wants to lower the tax rate. Pay over \$2,000 to the city of Frostburg because the tax assessment went up. Main thing that brought me here.

Rev Ed Clemmons Jr. - Running for house of Del 1A. Served the community in many ways in the community, served as Mayor of Luke. Price for water has to do with regulations. Best form of government is small and local government. City's cant operate on a reimbursement basis.

Kit Pepper - Thank the council city council and staff for the amount of transparency and how we include the public in the process. Thank you for voting to table the Ordinance. Need to shut down those businesses that may already be operating illegally.

Kelly Mears - 58 Linden - Appreciate the discussion this evening. Increased responsibility to bring members of the community up to speed. Nationwide protests today in recognition of the individual killed by a member of ICE. Impacts all marginalized communities and all communities. Members don't feel safe in their community or coming to meetings. Putting effort into making engagement in the city process more exciting and open for people. Pays her taxes and utility bills on time. Can members of the council say they pay all the taxes and water bills they owe?

Bernard Leek - 405 Grand Lee Drive: Against the Zoning Ordinance. Don't want delivery trucks in the residential areas. You don't have to live in the place you are doing this. Could lead to a

reduction in the housing prices. Felt he was run out from living on Bowery street because of the college kids. Don't want to start over again.

13. Adjournment

The Mayor adjourned the meeting at: 7:17 PM

Todd J. Logsdon, Mayor

Patrick O'Brien, City Administrator