

Agenda for Montgomery County Planning Board Meeting
Thursday, July 8, 2004, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: February 19, 2004 Commissioners' Reports Director's Reports Reconsideration Requests	
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GENERAL MEETING (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

- A. Administrative Items
- B. *Proposed Closed Session pursuant to Maryland Government Code Annotated Section 10-508 (a) (1)(consult with counsel to obtain legal advice) (Subject: To discuss personnel matter)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. Development Plan Amendment No. 03-3

Lilianne Tran Nguyen, applicant, requests amendment to remove previous conditions of approved Schematic Development Plan G-540, and to approve a new Schematic Development Plan, located at 11107 Valley View Avenue and 2907 University Blvd., Wheaton

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Forest Conservation Plan: Northwest Cluster Elementary School No. 7

Mateny Road and Dairy Drive – Germantown Master Plan

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Mandatory Referral No. 04305-MCPS-1: Northwest Cluster Elementary School No. 7**

Mateny Road and Dairy Drive – Germantown Master Plan

Staff Recommendation: Approval with comments to be transmitted to Montgomery County Public Schools (MCPS).

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Amendment to Comprehensive Water Supply and Sewerage System Plan**

Administrative Delegation Group 2004-01

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Site Plan Review No. 8-94012A - Clopper's Mill

PD-4 zone; 2.75 acres; 102 multi-family senior housing units, including 21 MPDUs; on Mateny Road, approximately 1000 feet north of Great Seneca Highway; Germantown & Vicinity, PA-19

APPLICANT: J. Kirby Development

ENGINEER: Patton Harris Rust & Associates

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Pre-Preliminary Plan No. 7-03017 Stoney Creek Retreats**

RE-2 Zone; 5.0 acres; two (2) lots requested; two (2) single-family detached dwelling units, one existing

Community water and community sewer

Located on the east side of Stoney Creek Road, approximately 450 feet south of Stoney Creek Way

Policy Area: Potomac

Applicant: Metody Tilev and Juliana Haydoutova
Engineer: Landmark Engineering Inc.

Staff Recommendation: Objection to the submission the Preliminary Plan Application

*****See Discussion in Staff Report *****

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Preliminary Plan No. 1-04070 Hahnuri Baptist Church

R-200 Zone; 5.84 acres; one (1) lot requested for Religious Institution

Community water and community sewer.

Located on the south side of Randolph Road, approximately 1500 feet east of Kemp Mill Road

Applicant: Hahnuri Baptist Church

Engineer: Oyster, Imus & Petzold, Inc.

Policy Area: Fairland/White Oak

Staff Recommendation: Approval, subject to the following conditions:

- 1) Compliance with the conditions of approval for the preliminary forest conservation plan, including approval of a tree save plan which minimizes impacts to specimen trees. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 2) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation.
- 3) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 4) Compliance with the conditions of approval in Transportation Planning memorandum dated July 2, 2004.
- 5) Final approved landscape and lighting plan must be submitted as part of record plat application.
- 6) Compliance with the conditions of approval of the MCDPS stormwater management approval.
- 7) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s).
- 8) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed.
- 9) Other necessary easements.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Record Plats**

Staff Recommendation: The following record plat is recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

2-05001 Sugar Land, Lots 1-4 & Outlot A
Located on Sugarland Lane on the north side of River Road
RDT Zone, 4 Lots, 1 Outlot
Private Well, Private Septic
Planning Area: Olney & Vicinity PA 25
Jane P. Kinzie, Applicant

2-04287 Good Earth Garden Center, Lot 1
Located at the southeast quadrant of the intersection of Glen Road and Falls
Road
Community Water, Community Sewer
Planning Area: Potomac
Good Earth Center, Applicant

Staff Recommendation: Pursuant to section 50-35A, the following minor subdivision plats are recommended for approval subject to any applicable conditions of previous preliminary plans approvals and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

2-04288 Hillandale, Section 5, Lot 6, Block 8
Located on the west side of Green Acres Drive, east of New Hampshire Ave
Community Water, Community Sewer
Planning Area: Colesville/White Oak
Kenneth F. Simons, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Shady Grove Sector Plan Public Hearing Draft: Worksession No. 7**

Land Use Recommendations

Staff Recommendation: Discussion. (No testimony will be taken at this time).

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: