



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES

The Montgomery County Planning Board met in regular session on Thursday, January 22, 2015, at 9:27 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 11:26 a.m.

Present were Chair Casey Anderson, Vice Chair Marye Wells-Harley, and Commissioners Norman Dreyfuss, Amy Presley, and Natali Fani-González.

Items 1 through 5 are reported on the attached agenda.

The Board convened in Closed Session at 11:24 a.m. to take up Item 6, a Closed Session Item.

In compliance with State Government Article §10-508(a), Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 11:24 a.m. in the Auditorium on motion of Commissioner Presley, seconded by Vice Chair Wells-Harley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Presley, and Fani-González voting in favor of the motion. The meeting was closed under authority of Annotated Code of Maryland §10-508(a)(13) to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.

Also present for the Closed Session was James J. Parsons of the Commissioners' Office.

In Closed Session the Board, on motion of Commissioner Dreyfuss, seconded by Vice Chair Wells-Harley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Presley, and Fani-González present and voting in favor of the motion, voted to approve the Closed Session Meetings Minutes of September, October, November, and December 2014, as submitted.

The Closed Session meeting was adjourned at 11:26 a.m.

There being no further business, the meeting was adjourned at 11:26 a.m. The next regular meeting of the Planning Board will be held on Thursday, January 29, 2015, in the Montgomery Regional Office in Silver Spring, Maryland.

James J. Parsons
Technical Writer

Montgomery County Planning Board Meeting
Thursday, January 22, 2015
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. 7206 Meadow Lane 12010027A – MCPB No. 15-007

BOARD ACTION

Motion: PRESLEY/DREYFUSS

Vote:

Yea: 5-0

Nay:

Other:

Action: Adopted the Resolution cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220141190 and 220141200, The Towns at Potomac Highlands
R-90 zone; 23 lots, 4 parcels; located on the east side of Seven Locks Road 1600 feet north of
Democracy Blvd.; Potomac Sub-region Master Plan.
Staff Recommendation: Approval

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Record Plat cited above, as submitted.

***C. Other Consent Items**

~~St. Elmo Apartments: Extension of Sketch Plan No. 320150040~~

~~CR 5.0 zone, C 1.0 R 4.75 H 145T, 0.91 acres, Request for up to 310,780 sf. of mixed use development with up to 264,768 sf. of residential development (including 15% MPDUs) and 61,500 sf. of non-residential development, located between St. Elmo and Fairmont Avenues, approximately 275 feet northeast of Old Georgetown Road; Bethesda CBD Sector Plan
Staff Recommendation: Approval of Extension **REMOVED**~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This item was removed from the Planning Board Agenda.

***D. Approval of Minutes**

Planning Board Meeting Minutes of January 8, 2015

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of January 8, 2015, as submitted.

2. Roundtable Discussion

- Parks Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Parks Department Director's Report – Parks Department Director Michael Riley briefed the Board on the following Parks Department events and activities: the Martin Luther King, Jr. Day of Service events in the parks, during which over 200 student volunteers earned Student Service Learning credits by removing more than 11,000 pounds of trash and recyclables from eight parks; the selection of Ms. Kristi Williams as the Public Affairs and Community Partnerships Division Chief; the January 15 Council Pesticide Bill hearing, which will be followed-up with a second public hearing on February 12, with the first committee meeting in March; the County Council Artificial Turf Resolution, which seeks the use of organic alternatives to recycled rubber in the construction of artificial turf fields; the January 28 Park Foundation Board meeting and the progress in filling the vacant Executive Director position; a meeting with the Coalition for the Capital Crescent Trail to discuss the progress of a proposed joint project to construct a rest plaza north of River Road; the County Executive's recommendation on the Capital Improvements Plan (CIP), its impact on Parks Department projects, and upcoming Parks Department recommendations to the Planning Board regarding the CIP; and a proposed Spring Parks Tour for the Planning Board scheduled for late April or early May.

There followed a brief Board discussion.

3. ~~FY16 Resource Conservation Plan Presentation~~

~~Required annual presentation of the Resource Conservation Plan for FY16. Presentation includes recycling, solid waste, and energy expenditures and budgeting forecast. Energy Management Consultant, Richard Anderson, from CQI Associates will lead the discussion.~~ **POSTPONED**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Item was postponed.

4. Consultant Briefing to the Planning Board

Colocation White Paper (Colocation of Public Facilities)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Research and Special Projects Division staff and Mr. Eric Smart, consultant from Bolan Smart Associates, Inc., offered a multi-media presentation and discussed the Colocation White Paper. Staff explained that colocation is the sharing of resources, such as buildings and land, by public agencies in order to more effectively provide public facilities, amenities, and services. According to Mr. Bolan, colocation of schools and parks is the most common example of this process. Colocation addresses such issues as the lack and high cost of undeveloped land, aging or obsolete facilities, the need for convenient one-stop access to multiple services, and the desire to save money and energy. Mr. Bolan offered several examples of successful colocation sites both regional and international, including the Public Safety Training Academy and Multi Agency Services Park in Montgomery County; the North Central Shared Use Facility in Regina, Saskatchewan; and Arlington Mills in Arlington County, Virginia, which combines affordable housing, a county parking garage, and a community center. Mr. Bolan noted that successful colocation sites share similar use requirements and have the ability to utilize generic designs with complementary physical features. Successful sites also require community support and executive-level commitment from governing agencies. The main issues for Montgomery County officials to consider regarding colocation are policy and planning issues, such as establishing a clear, multi-organizational colocation policy; operational issues, such as implementing default cross-agency employment and procurement practices; and funding issues, such as standardizing cost benefit analyses comparing single-use facility options to colocation alternatives. The next steps in the process include a formal colocation study, the identification of key sites, the development of colocation policy guidelines, and a master plan.

There followed extensive Board discussion with questions to staff and Mr. Bolan. Vice Chair Wells-Harley, citing her previous experience with colocation in Prince George's County, reiterated the

importance of community engagement in the process and suggested the best way to achieve this engagement and garner support is by clearly showing a need for colocation projects.

Commissioner Dreyfuss noted his support for the colocation process and expressed his belief that the Commission should take the lead on this initiative.

5. Ten Corrective Map Amendments (CMAs), G-975 through G-984, to correct technical errors on the zoning map

Staff Recommendation: Approval to file 10 Corrective Map Amendments, G-975 through G-984, with the District Council with a recommendation for approval

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to approve and file the Corrective Map Amendments cited above with the District Council.

Functional Planning and Policy Division staff offered a multi-media presentation and discussed ten Corrective Map Amendments (CMAs), to be approved by the Planning Board and filed with the District Council. Staff explained that CMAs were established in Section 59-7.2.2 of the Zoning Ordinance to allow for the correction of an administrative or technical error in a Sectional or District Map Amendment. Staff noted that only the Planning Board may file an application for a CMA.

Staff discussed each CMA separately, including site background information, the errors addressed in the CMA, and the recommended corrections.

There followed a brief Board discussion.

6. CLOSED SESSION

Pursuant to State Government Article, Annotated Code of Maryland §10-508(a)(13) to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter

The topic to be discussed is the approval of Closed Session Minutes of September, October, November, and December 2014.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.