



**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, February 10, 2011, at 9:10 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 8:20 p.m.

Present were Chair Françoise M. Carrier, Vice Chair Marye Wells-Harley, and Commissioners Joe Alfandre, Norman Dreyfuss, and Amy Presley.

Items 1, 2, 3, and 13 and 15, are reported on the attached agenda.

The Board recessed at 1:50 p.m. for lunch and to take up Items 16 through 19 in Closed Session.

In compliance with §10-509(c)(2), State Government Article, Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 1:55 p.m. in the third floor conference room, on motion of Vice Chair Wells-Harley, seconded by Commissioner Alfandre, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Alfandre, Dreyfuss, and Presley present and voting in favor of the motion. The meeting was closed under authority of §10-508(a)(3), State Government Article, Annotated Code of Maryland, to consider the acquisition of real property for a Commission purpose and matters directly related thereto; §10-508(a)(7), State Government Article, Annotated Code of Maryland, to consult with counsel to obtain legal advice; and §10-508(a)(8), State Government Article, Annotated Code of Maryland, to consult with staff, consultants, or other individuals about pending or potential litigation.

Also present for all or part of the Closed Session were: General Counsel Adrian Gardner; Associate General Counsels Carol Rubin and Sean Dixon of the Legal Department; Director Mary Bradford, Deputy Director Michael Riley, Michael Ma, Mitra Pedeem, and Bill Gries of the Parks Department; Dan Hardy, Rose Krasnow, and Cathy Conlon of the Planning Department; and M. Clara Moise of the Commissioners' Office.

In Closed Session, the Board received briefing from the General Counsel regarding potential litigation against the Commission, and received briefing from legal counsel and Parks and Planning Departments staff regarding 1) granting an easement from Little Falls Stream Valley Park; 2) the revised policy with regard to shared infrastructure; and 3) the proposed acquisition of parkland.

MCPB, 2-10-11, APPROVED

The Closed Session was adjourned at 3:00 p.m. and the Board reconvened in open session in the third floor conference room.

The Board reconvened in the auditorium at 3:07 p.m.

Items 6, 4, 7, 10, 8, and 14, taken up in that order, are reported on the attached agenda.

The Board recessed for dinner at 7:05 p.m. and reconvened in the auditorium at 7:37 p.m.

Items 11, 5, 9, and 12 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 8:20 p.m. The next regular meeting of the Planning Board will be held Thursday, February 17, 2011, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise  
Technical Writer

Ellyn Dye  
Technical Writer

**Montgomery County Planning Board Meeting**  
**Thursday, February 10, 2011, 9:00 A.M.**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**       **There were no Resolutions submitted for adoption.**

**\*B. Record Plats**

**1. Subdivision Plat No. 220080630, Silver Spring;** CBD-1 zone, 1 lot; located in the southwest quadrant of the intersection of 13th Street and Georgia Avenue (US 29); Silver Spring CBD.

*Staff Recommendation: Approval*

**2. Subdivision Plat No. 220100850 – 220100860, Woodward Crossing;** RT-10 zone, 32 lots, 5 parcels; located on the east side of Woodward's Store Road, 600 feet north of Washington Grove Lane; Gaithersburg and Vicinity.

*Staff Recommendation: Approval*

**3. Subdivision Plat No. 220110430, Wheaton Forest;** CBD-3 zone, 1 parcel; located in the northeast quadrant of the intersection of Reddie Drive and Georgia Avenue (MD 97); Wheaton CBD.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:**               **WELLS-HARLEY/PRESLEY**

**Vote:**

**Yea:**               **5-0**

**Nay:**

**Other:**

**Action:       Approved Record Plats cited above.**

**C. Other Consent Items**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:       There were no Consent Items submitted for approval.**

**\*D. Approval of Minutes**

Minutes of December 13, 2010 and December 16, 2010.

**BOARD ACTION**

**Motion:               PRESLEY/WELLS-HARLEY**

**Vote:**

**Yea:               5-0**

**Nay:**

**Other:**

**Action: Approved Minutes of December 13 with minor correction discussed at the meeting.  
Approved Minutes of December 16 as submitted.**

**13. Reconsideration Request for McKenney Hills Elementary School Preliminary Forest Conservation Plan**

(No Public Testimony Taken)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: There was no motion made by Board members for a reconsideration of the preliminary Forest Conservation Plan for McKenney Hills Elementary School.**

Legal Counsel to the Board presented the reconsideration request for the preliminary Forest Conservation Plan for McKenney Hills Elementary School filed by Mr. Thomas C. Gleason on behalf of the McKenney Hills Forest Preservation Group (MHFPG). Legal staff noted that Mr. Gleason's request relies on the meeting Minutes of October 28, and the Legal Department does not believe there is any legal or factual deficiency in the Planning Board's action approving the preliminary Forest Conservation Plan. The Planning Board made it clear that it is Montgomery County Public Schools' responsibility to fulfill its obligations under the Memorandum of Understanding (MOU) with MHFPG, which the Board does not have the authority to enforce. Legal staff recommended that the Approved Planning Board Minutes be revised accordingly.

**15. Appoint Two Replacement Zoning Advisory Panel Members**

The Zoning Advisory Panel serves as the advisory board to the zoning code rewrite project.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: DREYFUSS/ALFANDRE**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation to appoint two new members to the Zoning Advisory Panel.**

Planning Department staff noted that due to two recent vacancies on the Zoning Advisory Panel, Mr. Evan Goldman, Development Director for Federal Realty Investment Trust, and Mr. Paul Treseder, Architect, whose CVs were submitted to the Board, are proposed as new members.

**2. Worksession: White Flint Staging and Implementation Legislation**

*Staff Recommendation: Discuss Proposed Changes to Chapter 8 and Subdivision Staging Policy*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing followed by discussion.**

Planning Department staff offered a multi-media presentation of proposed staging and implementation legislation for White Flint. Staff discussed a proposed method of tying the allocation of staging capacity to building permits following the Planning Board’s approval of the new process for development in White Flint. Staff noted that the Department of Permitting Services (DPS) has had substantive conversations on this matter with staff in recent weeks, and DPS staff have been invited to continue the discussion with staff and the Board regarding: 1) the overview of the DPS process and its relationship to the Planning Board review and intake processes; 2) to discuss proposed refinements to the Staging Allocation approval process; and 3) to discuss any outstanding issues.

Messrs. Ehsan Motazed, Hadi Mansourz, and Ms. Gail Lucas of DPS offered comments.

Mr. Evan Goldman and Ms, Barbara Sears, attorneys representing Federal Realty Investment Trust; Mr. Steve Robins, attorney representing JBG; and Ms. Hilary Goldfarb and Mr. William Kominers of Bethesda Metro Center offered testimony.

**3. CR Zones Zoning Text Amendment Worksession**

Continued discussion of modifications to the CR zones to add CR “Neighborhood” and CR “Town” zoning categories

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing followed by discussion.**

Planning Department staff discussed proposed modifications to the CR zones to add two new zoning categories: CR Neighborhood and CR Town. Staff also discussed proposed modifications to Section 59-C-15.61 of the Zoning Text Amendment concerning Master Plan and Design Guidelines Conformance, and 59-C-15.64 related to Parking & Parking Requirements.

**18. Closed Session**

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(8) to consult with staff, consultants, or other individuals about pending or potential litigation

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

---

**16. Closed Session**

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(7) to consult with counsel to obtain legal advice (NOTE: Little Valley Stream, Unit 1)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**17. Closed Session**

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(7) to consult with counsel to obtain legal advice (NOTE: Revised Policy with Regard to Shared Infrastructure)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

---

**19. Closed Session**

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(3) to consider the acquisition of real property for a Commission purpose and matters directly related thereto

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**



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

#### **4. Vision 2030 Strategic Plan for Parks and Recreation - Draft Recommendations: Goals and Objectives**

Presentation of the draft recommendations, including discussion of the draft goals and objectives contained in the draft Executive Summary and Volume 2: Vision 2030 Strategic Plan, a recap of the Needs and Resource Assessment, and a review of preliminary public feedback on the draft recommendations.

*Staff Recommendation: Discussion*

#### **BOARD ACTION**

**Motion:** (2) PRESLEY/WELLS-HARLEY

**Vote:**

**Yea:** (2) 5-0

**Nay:**

**Other:**

**Action:** (1) Received briefing and discussed.  
(2) Unanimously opposed the recommendations of the Organizational Reform Commission, and the associated State legislation, related to incorporating the M-NCPPC Park Police into the County Police Department and transferring park user services, programming, permitting, and facilities to the Department of Recreation.

Director Gabriel Albornoz and Mr. Jeffrey Bourne of the County Department of Recreation, and Director of Parks Mary Bradford and staff jointly presented the draft findings, goals, and recommendations of the Vision 2030 Strategic Plan for Montgomery County Parks and Recreation, which is a joint planning process to determine how the two Departments can work collaboratively to address current and future needs. Implementation recommendations will be forthcoming.

There followed some discussion of the changing demographics of the County population; outreach efforts; and the need to maintain existing facilities, particularly given current budget considerations.

Chair Carrier also raised the issue of the recommendations of the Organizational Reform Commission to incorporate the M-NCPPC Park Police into the County Police Department and transfer park user services, programming, permitting, and facilities to the Department of Recreation.

Discussion ensued about the ramifications of implementing those recommendations in terms of service and costs, with several Commissioners expressing the view that the anticipated cost savings are unlikely to be achieved and there will likely be a decrease in certain services.

**10. Worksession #3 and Action on Amendment to the Master Plan for Historic Preservation: Upper Patuxent Area Resources**

*Staff Recommendation: Recommend to County Council the designation of two historic districts and 13 individual sites to the Master Plan for Historic Preservation. Add two and remove 16 resources from the Locational Atlas and Index of Historic Sites.*

**BOARD ACTION**

**Motion:** (2) DREYFUSS/ALFANDRE  
(3) WELLS-HARLEY/ALFANDRE  
(4) DREYFUSS/ALFANDRE  
(5) ALFANDRE/DREYFUSS  
(6) PRESLEY/WELLS-HARLEY  
(7) WELLS-HARLEY/PRESLEY  
(8) PRESLEY/WELLS-HARLEY  
(10) WELLS-HARLEY/PRESLEY

**Vote:**  
**Yea:** (2) 5-0  
(3) 5-0  
(4) 3-1  
(5) 5-0  
(6) 5-0  
(7) 3-0-1  
(8) 3-0-1  
(10) 4-0-1

**Nay:** (4) WELLS-HARLEY

**Other:** (4) PRESLEY TEMPORARILY ABSENT  
(7) ALFANDRE ABSTAINED; DREYFUSS TEMPORARILY ABSENT  
(8) ALFANDRE ABSTAINED; DREYFUSS TEMPORARILY ABSENT  
(10) DREYFUSS ABSTAINED

**Action:** (1) By consensus, adopted the following policy with regard to removal of resources from the Locational Atlas: If the HPC and the Board recommend against designation, the resources are removed from the Atlas as part of that Board action; if the HPC and the Board disagree regarding designation, resources that the County Council does not designate on the Master Plan will be removed from the Atlas by staff following Council action.

(2) Approved the revised staff recommendation against designation of resource #15/28, Luther Moore Farm.

(3) Approved the staff recommendation to designate resource #15/1, Parr's Spring, on the Master Plan for Historic Preservation. Further, agreed to indicate that a future study of boundary stones is being considered and to request a Council recommendation about retention on the Atlas, if the Council decides against designation.

**10. Worksession #3 and Action on Amendment to the Master Plan for Historic Preservation: Upper Patuxent Area Resources**

**(4) Contrary to the staff recommendation, agreed to remove resource #15/4, Alfred Baker House, from the Locational Atlas without designation on the Master Plan.**

**(5) Contrary to the staff recommendation, agreed to remove resource #15/27, Col. Lyde Griffith/Mehrle Warfield Farm, from the Locational Atlas without designation on the Master Plan.**

**(6) Approved the staff recommendation to designate resource #15/117, Mt. Lebanon School/Site of Mt. Lebanon Methodist Episcopal Church, on the Master Plan.**

**(7) Approved the staff recommendation to include two new sections of text in the “Context” section of the Master Plan Amendment.**

**(8) Approved the staff recommendation to adopt the revised Upper Patuxent Historic Resources (Locator) Map and, revised Resource Maps and Environmental Setting Texts for certain resources.**

**(9) By consensus, authorized the Chair to review and approve the final transmittal of the Master Plan Amendment to the County Council, without additional Board worksessions, and agreed to have staff take up Clagettsville Historic District design guidelines with the County Council.**

**(10) Approved the staff recommendation to place resource #15/117, Mt. Lebanon School/Site of Mt. Lebanon Methodist Episcopal Church, on the Locational Atlas.**

Historic Preservation staff presented the final five resources for Board consideration, as detailed in the staff report, noting that the staff and the Historic Preservation Commission (HPC) disagree on whether these resources should be designated on the Master Plan for Historic Preservation and/or retained on the Locational Atlas. With regard to the first resource, #15/28, Luther Moore Farm, staff had originally recommended designation, and the HPC agreed. However, because staff has since discovered that the tobacco house and domestic outbuilding were demolished, staff now recommends removal of the resource from the Locational Atlas without designation on the Master Plan. Contrary to the HPC recommendation, staff recommends designation of the following resources: #15/1, Parr’s Spring (HPC recommended retention on the Atlas); #15/4, Alfred Baker House; #15/27, Col. Lyde Griffith/Mehrle Warfield Farm; and #15/117, Mt. Lebanon School/Site of Mt. Lebanon Methodist Episcopal Church.

There followed considerable discussion comparing the staff recommendation with the HPC recommendation for each of the five resources. In the course of discussion, the Board agreed on a policy as to when resources should be removed from the Locational Atlas when the Board and HPC both recommend against designation on the Master Plan and when the Board and HPC disagree on designation.

Following action on the presented resources, staff presented the following additional recommendations related to the Master Plan Amendment, as detailed in the staff report: 1) to add two new sections of text to the “Context” section; and 2) to adopt revised Upper Patuxent Historic Resources (Locator) Map and revised Resource Maps and Environmental Setting Texts for certain resources. Further, staff recommended that the Board authorize the Chair to review and approve the final transmittal of the Amendment to the County Council, without further worksessions, and have staff take up Clagettsville Historic District design guidelines with the County Council.

**6. Site Plan Amendment Review No. 82000032C, Discovery Communications, Inc., Headquarters (Limited)**

CBD-2 zone; 3.44 acres; Amendment to decrease the amount of public use space within the building and in the Discovery Garden, install an 8-foot-tall fence in the Garden, modify landscaping and add a door from the building directly into the child day care playground; located in the southwest quadrant of the intersection with Georgia Avenue and Colesville Road; Silver Spring CBD

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: DREYFUSS/PRESLEY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved the staff recommendation to approve, subject to conditions, as stated in the attached Board Resolution.**

Development Review staff presented the proposal to reduce the public use space and install an eight-foot fence in the Discovery Garden, and make other associated changes at the Discovery Communications Headquarters building, as detailed in that staff report. Staff noted that the proposed changes are in response to the September hostage incident.

Mr. Steve Kaufman, attorney representing the applicant, concurred in the staff recommendations and introduced other members of the applicant team. Mr. Marc Parsons and Ms. Alexa Verveer of Discovery Communications offered a multimedia presentation and discussed the security measures being implemented.

**14. Provisional Adequate Public Facilities Review – Changes to Planning Board’s LATR and PAMR Guidelines**

Proposed Amendment to LATR and PAMR Guidelines to allow the use of the Provisional APF process in the Subdivision Staging Policy for individual applications where a development district is not proposed.

*Staff Recommendation: Approval to Amend Guidelines*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:        Provided guidance to staff for revisions, subject to final review by the Board.**

Planning Department staff presented a proposed amendment to the Local Area Transportation Review (LATR) and Policy Area Mobility Review (PAMR) Guidelines to allow the use of the Provisional Adequate Public Facilities (PAPF) process in the Subdivision Staging Policy for individual applications for property outside of a development district, under certain circumstances, as detailed in the staff report. Current guidelines allow the PAPF process only in development districts, and staff believes it is appropriate to allow the use of the PAPF for applications that are not in development districts, but that would provide for accelerated provision of public infrastructure through private investment.

Mr. Steve Kaufman, attorney representing an interested property owner, offered comments.

There followed extensive discussion of the components of the proposed PAPF approval process, including the application process, findings, duration of validity period, and examples of appropriate public infrastructure projects.

**7.        Site Plan Amendment Review No. 82008015C, 1150 Ripley Street**

CBD-2 zone; 1.16 acres; Amendment to allow the conversion of 6,840 square feet of ground floor non-residential use to up to 9 live/work units with associated streetscape and landscape modifications; located on Ripley Street approximately 356 feet west of Georgia Avenue; Silver Spring CBD  
*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion:                PRESLEY/ALFANDRE**

**Vote:**

**Yea:                5-0**

**Nay:**

**Other:**

**Action:        Approved the staff recommendation to approve, subject to conditions, as stated in the attached Board Resolution.**

Planning Department staff presented the proposal to amend the approved site plan for a project under construction to convert 6,840 square feet of ground floor non-residential use to a maximum of nine live/work units, with associated streetscape and landscape modifications, as detailed in the staff report.

Mr. Bob Dalrymple, attorney, and Mr. Daryl South of the applicant company, noted that this is the first new project in the Ripley District, and there is a need for flexibility. Mr. Dalrymple said there

is no market demand for ground floor retail space, but the space can be converted back to retail in the future when there is a demand.

There followed some discussion about the Sector Plan recommendations and the design and code requirements for live/work units as compared to retail space.

**8. Development Plan Amendment 11-2, Avalon II**

T-S Zone; 11.76 acres. Request for an amendment to change a binding element limiting the number of multi-family dwelling units from 203 to 205 on a property located on Rothbury Drive between Arrowhead Road and Goshen Road in Montgomery Village, Gaithersburg.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: DREYFUSS/PRESLEY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved the staff recommendation to approve, subject to conditions, with a recommendation that a Hearing Examiner hearing is not necessary, as stated in the attached Letter of Transmittal.**

Planning Department staff presented the proposal to amend an approved development plan to increase the number of dwelling units from 203 to 205, as detailed in the staff report. The applicant proposes to convert an underused business center and a model unit into rentable dwelling units.

Ms. Yum Yu Cheng, attorney representing the applicant, concurred in the staff recommendation.

A VERBATIM TRANSCRIPT OF THIS ITEM IS ON FILE IN THE MONTGOMERY REGIONAL OFFICE IN SILVER SPRING, MARYLAND.

**11. County Executive's Recommended FY12 Adjustments to the FY11-FY16 Montgomery County Capital Improvements Program (CIP)**

*Staff Recommendation: Transmit Comments to County Council*

**BOARD ACTION**

**Motion:**                    **ALFANDRE/WELLS-HARLEY**

**Vote:**

**Yea:**                    **5-0**

**Nay:**

**Other:**

**Action:**            **Approved the staff recommendation to transmit comments to the County Council, as revised in discussion, as stated in the attached Letter of Transmittal.**

Planning Department staff presented an overview of the County Executive’s recommended FY12 adjustments to the FY11-FY16 Capital Improvements Program (CIP), and staff’s recommended comments on those adjustments, as detailed in the staff report. Parks Department staff elaborated on comment 7, related to replacement of streetlights along Jackson Road, which were formerly maintained by the Parks Department.

There followed some discussion of the proposed comments.

**5. Preliminary Plan 11998015A, Norwood School**

RE-2 zone; 21.32 acres; 1 existing lot containing a private educational facility for 500 students and 120 faculty; request to expand the School Program and increase the maximum permitted number of students and faculty; located in the northeast quadrant of the intersection of Bradley Boulevard and River Road; Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion:**                    **ALFANDRE/PRESLEY**

**Vote:**

**Yea:**                    **5-0**

**Nay:**

**Other:**

**Action:**            **Approved the staff recommendation to approve, subject to revised conditions, as stated in the attached Board Resolution.**

Planning Department staff presented a limited amendment to the approved preliminary plan to address adequate public facilities requirements to accommodate the approved expansion of the school, as detailed in the staff report. The Planning Board recommended approval of the proposed school

expansion under Special Exception modification S-285-E, and the Board of Appeals approved it, with a requirement for a preliminary plan amendment and review of the adequate public facilities test. Staff made a revision to the proposed conditions, deleting the last sentence in condition 3.

Mr. Todd Brown, attorney representing the applicant, concurred in the staff recommendation and offered comments.

**9. Preliminary Plan 120100180, Hidden Hill**

RE-2 zone; 9.55 acres; 4 lots requested for 4 one-family detached dwellings, one existing to remain; located on Query Mill Road east of Esworthy Road; Potomac Subregion Master Plan.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: DREYFUSS/PRESLEY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved the staff recommendation to approve the revised preliminary plan, subject to conditions, as stated in the attached Board Resolution.**

Planning Department staff presented the proposal to create four residential lots on a new shared driveway, with one lot for an existing house that will remain, as detailed in the staff report. Staff noted that the applicant proposes 8,749 square feet of encroachment into a delineated unforested stream buffer to accommodate the well sites and usable outdoor space for the houses on lots 2 and 4. The applicant proposes to mitigate the stream buffer encroachment by planting 1.14 acres of unforested stream valley buffer in excess of the planting requirements and by mitigating for specimen tree loss, and staff accepts the mitigation proposal. Staff also noted that the preliminary plan has been revised since the staff report, and discussed the changes to the plan proposed for approval, based on requests by an abutting property owner.

There followed some discussion of the proposed encroachment, the new driveway, the extension of sewer onto the property, and the well sites.

Mr. Don Rohrbaugh, representing the applicant, concurred in the staff recommendation. He clarified that the sewer connection will not go through the forested area of the site.



**12. Roundtable Discussion- POSTPONED**

1. Operating Funds Six Month Financial Report Including Projections to June 30, 2011.
2. Enterprise Funds Six Month Financial Report Including Projections to June 30, 2011.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**                    **This item was postponed.**