



**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 27, 2014, at 1:15 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 5:54 p.m.

Present were Chair Françoise M. Carrier, Vice Chair Marye Wells-Harley, and Commissioners Casey Anderson and Amy Presley. Commissioner Norman Dreyfuss was necessarily absent.

The Board convened in Closed Session in the 3<sup>rd</sup> floor conference room at 1:15 p.m. to discuss Item 13 on the Planning Board agenda, on motion of Commissioner Anderson, seconded by Commissioner Presley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson and Presley voting in favor of the motion. The meeting was closed under authority of Annotated Code of Maryland, State Government Article, §10-508(a)(1) to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of Commission appointees, employees, or officials, or to discuss any other personnel matter that affects one or more specific employees.

No Technical Writer was present at the Closed Session meeting.

In Closed Session the Board discussed Personnel matters.

The Closed Session meeting was adjourned at 1:45 p.m.

The Board reconvened in the auditorium at 1:57 p.m.

Items 2, 10, and 6, discussed in that order, are reported on the attached agenda.

The Board reconvened in the 3<sup>rd</sup> floor conference room at 2:15 p.m. to take up Items 5 and 12 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 2:40 p.m. in the 3<sup>rd</sup> floor conference room, on motion of Commissioner Presley seconded by Vice Chair Wells-Harley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson and Presley voting in favor of the motion. The meeting was

closed under authority of Annotated Code of Maryland, State Government Article, §10-508(a)(7) to consult with counsel to obtain legal advice; and §10-508(a)(3) to consider the acquisition of real property for a Commission purpose and matters directly related thereto.

Also present for all or part of the Closed Session were Associate General Counsels Carol Rubin, David Lieb, Megan Chung, and Nick Dumais of the Legal Department; Deputy Director Rose Krasnow, Robert Kronenberg, and Neil Braunstein of the Planning Department; Director Mary Bradford, Mitra Pedoeem, and Judie Lai of the Parks Department; and M. Clara Moise of the Commissioners' Office.

In Closed Session the Board received briefing from Parks Department staff, Planning Department staff, and legal counsel to the Board regarding the proposed Montgomery County Park and Planning new headquarters building in Wheaton; and also received briefing and legal advice from legal counsel regarding the 8001 Newell Street project pending court case.

The Closed Session meeting was adjourned at 3:10 p.m.

The Planning Board reconvened in the auditorium at 4:33 p.m.

Items 11, 14, and 1, discussed in that order, are reported on the attached agenda.

There being no further business, the meeting was adjourned at 5:54 p.m. The next regular meeting of the Planning Board will be held on Thursday, March 6, 2014, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting**  
**Thursday, February 27, 2014**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**13. CLOSED SESSION**

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(1) to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of Commission appointees, employees, or officials; or to discuss any other personnel matter that affects one or more specific employees

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Grosvenor/Wild Acres Preliminary Plan 120130110 – MCPB No. 13-170
2. Grosvenor/Wild Acres Site Plan 820130130 – MCPB No. 13-171

**BOARD ACTION**

**Motion:** ANDERSON/WELLS-HARLEY

**Vote:**

**Yea:** 4-0

**Nay:**

**Other: DREYFUSS ABSENT**

**Action: Adopted the two Resolutions cited above, as amended by Legal counsel to the Board.**

**\*B. Record Plats**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: There were no Record Plats submitted for approval.**

**\*C. Other Consent Items**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**\*D. Approval of Minutes**

Minutes of January 23, 2014

**BOARD ACTION**

**Motion: WELLS-HARLEY/ANDERSON**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS ABSENT**

**Action: Approved Planning Board Meeting Minutes of January 23, 2014, as submitted.**

**2. Roundtable Discussion**

- Parks Director's Report

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**Parks Director's Report** – Parks Department Director Mary Bradford briefed the Board on recent and upcoming events in the Parks. Ms. Bradford noted that she received requests from some residents and elected officials to clear the recreational trails in the parks after a snowstorm. Parks Department staff is gathering cost data for County Council staff as well as soliciting views regarding the pros and cons of such a change and what required changes would be necessary to existing policies if they are amended. Ms. Bradford also discussed upcoming meetings with the County Council on the County Improvements Program (CIP) projects, and a meeting with the County Executive to defend the Parks Department proposed FY15 budget. The following items were also briefly discussed: multi-agency planning for major live terrorist response exercise at South Germantown Recreational Park; update on several proposed legislative Bills before the Maryland General Assembly affecting the Parks Department; updates to the Ovid Hazen Wells Recreational Master Plan; and \$5,000 grant from Friends of the Agricultural Farm Park to the Montgomery Parks Foundation to purchase furnishings.

**3. ~~Review the Updated Procedures—Telecommunications on Park Property~~**

~~Update the 1997 Administrative Procedures for Telecommunications on Park Property  
Staff Recommendation: Approve~~

~~ATTACHMENT 1~~ Policy Telecom

~~ATTACHMENT 2~~ Lease Agreement Flow Chart

~~ATTACHMENT 3~~ Application Telecom Lease

**POSTPONED TO MARCH 13, 2014**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:        This Item was postponed.**

**10.    Norbeck-Muncaster Mill Neighborhood Park**

Authorization to acquire 38,881 square feet (0.89 acres), more or less, improved, from Julio C. and Marsha B. Zangroniz, located at 4011 Muncaster Mill Road, Rockville, Maryland 20853

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:                PRESLEY/WELLS-HARLEY**

**Vote:**

**Yea:                4-0**

**Nay:**

**Other:                DREYFUSS ABSENT**

**Action:        Following a brief presentation by Parks Department staff, approved staff recommendation to authorize the acquisition of 38,881 square feet of land, or 0.89 acres, more or less, improved from Julio C. and Marsha B. Zangroniz, located on Muncaster Mill Road in Rockville, Maryland, as an addition to the Norbeck-Muncaster Mill Neighborhood Park, and adopted the submitted Resolution.**

**\*4. Glenmont Metrocenter Phase 1.1: Site Plan 820130270**

~~TSR Zone, 9.46 acres, request for 171 townhouses, including 22 MDPU's, located on the north side of Glenallan Avenue between Georgia Avenue along Glenallan Avenue and Layhill Road, in the Glenmont Sector Plan (formerly the Glenmont Transit Impact Area and Vicinity Sector Plan).~~

~~Staff Recommendation: Approval with Conditions~~

**POSTPONED TO MARCH 6, 2014**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: This Item was postponed.**

**6. MC Parks FY14 Budget Adjustment**

Seeking Planning Board approval on a FY14 budget adjustment request

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: WELLS-HARLEY/PRESLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS ABSENT**

**Action: Following a brief presentation by Parks Department staff, approved staff recommendation to approve two FY14 budget adjustment requests.**

Parks Department staff briefly discussed a request for two FY14 budget transfers as follows: Transfer \$99,990 from Park Police Personnel Category to Supplies & Materials; and Transfer \$100,000 from Management Services/Personnel to Other Services & Charges.

There followed a brief Board discussion with questions to staff.

**5. 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 (Wheaton)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

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**12. CLOSED SESSION**

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(7) to consult with counsel to obtain legal advice

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**\*7. ~~No Gain: Preliminary Plan No. 120130170~~**

~~R-60 zone, 0.97 acres, Proposal for 2 one-family lots; located on Brookville Road approximately 1,500 feet south of the intersection with Thornapple Street, in the Village of Chevy Chase Section 5, Bethesda-Chevy Chase~~



**Staff Recommendation: Approval with Conditions**

**POSTPONED TO MARCH 6, 2014**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: This Item was postponed.**

**8. ~~Forest Conservation Bank Policies~~**

~~Staff seeks advice from Planning Board on various Forest Conservation Bank Policies  
3:30 pm~~

**POSTPONED TO APRIL 3, 2014**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: This Item was postponed.**

**\*9. ~~The Home Depot Aspen Hill Site Plan No. 820140030~~**

~~Request to add 29,998 square feet to the existing 133,002 square foot store, and modifications to the existing surface parking layout, on approximately 32.76 gross acres in the R-90 and RMX-2C Zones; located at 14000 Georgia Avenue, in the northwest quadrant of Georgia Avenue and Connecticut Avenue, in the Aspen Hill Master Plan area.~~

**Staff Recommendation: Approval with conditions**

**POSTPONED TO MARCH 6, 2014**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:        This Item was postponed.**

**11.    A. County Council Bills on Sustainability and Energy Conservation including:**

**Bill 2-14**, Environmental Sustainability - Buildings - Benchmarking

**Bill 3-14**, Buildings - Energy Efficiency - Energy Standards

**Bill 4-14**, Streets and Roads - County Street Lights

**Bill 5-14**, Environmental Sustainability - Social Cost of Carbon Assessments

**Bill 6-14**, Environmental Sustainability - Office of Sustainability - Established

**Bill 7-14**, Contracts and Procurement - Certified Green Business Program

**Bill 8-14**, Buildings - County Buildings - Clean Energy Renewable Technology

**Bill 9-14**, Environmental Sustainability - Renewable Energy - County Purchase

**Bill 10-14**, Buildings - Solar Permits - Expedited Review

**Bill 11-14**, Buildings - Electric Vehicle Charging Station Permits - Expedited Review

**Bill 12-14**, Personnel - Telecommuting - Amendments

*Staff Recommendation: Transmit Comments to County Council*

**B. Zoning Text Amendment No. 14-01**

To require electric vehicle charging stations under certain circumstances

*Staff Recommendation: Transmit Comments to County Council*

**(Action required for Council Public Hearing of 2/25/14)**

**C. Zoning Text Amendment No. 14-02**

To exempt certain solar energy structures from height and setbacks.

*Staff Recommendation: Transmit Comments to County Council*

**(Action required for Council Public Hearing of 2/25/14)**

**BOARD ACTION**

**Motion:**                **B. ANDERSON/PRESLEY**  
                              **C. ANDERSON/WELLS-HARLEY**

**Vote:**  
      **Yea:**                **B & C 4-0**

**Nay:**

**Other:**            **DREYFUSS ABSENT**

**Action:**        **B. Approved staff recommendation to transmit comments to the County Council, as discussed during the meeting.**  
                      **C. Approved staff recommendation to transmit comments to the County Council, as discussed during the meeting.**

**11. County Council Bills on Sustainability and Energy Conservation**

**CONTINUED**

**A. County Council Bills on Sustainability and Energy Conservation:**

Councilmember Roger Berliner, Parks Department staff, and Planning Department staff discussed the proposed eleven Bills cited above and answered questions from the Board. Mr. Berliner noted that most of those Bills are being fine-tuned and will take into account the Planning Board comments and recommendations.

**B. Zoning Text Amendment (ZTA) 14-01:** Planning Department staff discussed in detail a proposed ZTA which will require the provision of electric vehicle charging stations, under certain circumstances, based on the number of parking spaces, with the intent of facilitating and encouraging the use of electric vehicles. Staff added the following recommendations into the amendment text: Define electric charging stations to be an accessory use, and what zone will permit the level of charging station; Define the terms used in the code which reference electric vehicle charging stations; Require one accessible electric vehicle parking space when required to be a minimum of one electric vehicle charging space per fifty parking spaces; and not recommend an optional “E-V readiness” language, although it is a viable option for smaller parking facilities in order to anticipate growth of this transportation sector.

There followed a brief Board discussion with questions to staff.

**C. Zoning Text Amendment (ZTA) 14-02:** Planning Department staff also discussed a proposed ZTA which would exempt certain solar energy structures on buildings and structures from height and setback requirements, and will not include side and rear yard setbacks for certain building and structures Staff supports the proposed ZTA and recommends amending the encroachments into the rear and side yard for accessory buildings or structures in those zones which do not establish rear and side yard setback requirements.

There followed a brief Board discussion with questions to staff.

**14. Presentation of revised OPEB numbers for FY15 Budget.**

**BOARD ACTION**

**Motion: WELLS-HARLEY/ANDERSON**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: DREYFUSS ABSENT**

**Action: Approved staff recommendation for approval of the proposed revisions to the FY15 budget for Other Post-Employment Benefits (OPEB).**

The Commission's Corporate Budget Manager discussed the proposed revisions to the FY15 budget for Other Post-Employment Benefits (OPEB). The revised budget incorporates the change related to offering the Medicare Part D prescription plan effective January 1, 2015, and revise the FY15 proposed budget to reflect these savings.