



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, March 25, 2010, at 9:40 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:37 p.m.

Present were Chairman Royce Hanson, Vice Chair Marye Wells-Harley, and Commissioner Joe Alfandre. Commissioners Norman Dreyfuss and Amy Presley were necessarily absent.

At the start of the meeting, Item 8 was discussed via telephone conference of The Maryland-National Capital Park and Planning Commission and is reported on the attached agenda.

Items 1 through 4 and Item 10 are reported on the attached agenda.

Item 5 was postponed.

The Board recessed for lunch at 11:15 a.m. and to take up Item 7, a Closed Session item.

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 11:30 a.m. in the third floor conference room on motion of Commissioner Alfandre, seconded by Vice Chair Wells-Harley, with Chairman Hanson, Vice Chair Wells-Harley, and Commissioners Alfandre present and voting in favor of the motion. Commissioners Dreyfuss and Presley were necessarily absent. The meeting was closed under authority of §10-508(a)(7), State Government Article, Annotated Code of Maryland, to consult with counsel to obtain legal advice.

Also present for the Closed Session were General Counsel Adrian Gardner, Associate General Counsels Carol Rubin, George Johnson, Derrick Rogers, and Sean Dixon of the Legal Department; Director Mary Bradford and Gene Giddens of the Parks Department; and Clara Moise of the Commissioners' Office.

In Closed Session the Board received briefing and discussed the future of Sligo Creek Park Golf Course.

The Closed Session meeting was adjourned at 12:05 p.m. and the Board reconvened in open session in the third floor conference room.

The Board reconvened in the auditorium at 1:15 p.m.

Item 6 is reported on the attached agenda.

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 2:50 p.m. in the third floor conference room on motion of Commissioner Alfandre, seconded by Vice Chair Wells-Harley, with Chairman Hanson, Vice Chair Wells-Harley, and Commissioners Alfandre present and voting in favor of the motion. Commissioners Dreyfuss and Presley were necessarily absent. The meeting was closed under authority of §10-508(a)(1), State Government Article, Annotated Code of Maryland, 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.

Also present for all or part of the Closed Session were Executive Director Patti Barney, Jasmine Prepetit, and Holly Sun of the Department of Human Resources and Management; Acting Secretary-Treasurer Al Warfield and Stephanie Knox of the Finance Department; Associate General Counsel Carol Rubin and Tonya Miles of the Legal Department; Director Rollin Stanley and Alison Davis of the Planning Department; Director Mary Bradford, Deputy Directors Gene Giddens and Mike Riley, Mary Ellen Venzke, and Karen Warnick of the Parks Department; and Ellyn Dye of the Commissioners' Office.

In Closed Session, the Board received briefings and provided guidance to staff on proposed non-recommended reductions to the submitted FY2011 operating budget to meet different levels of budget reductions, including the Spending Affordability Guidelines and the County Executive's budget recommendations, for the Central Administrative Services Departments, the Parks Department, and the Planning Department.

The Closed Session meeting was adjourned at 4:37 p.m.

There being no further business, the meeting was adjourned at 4:37 p.m. The next regular meeting of the Planning Board will be held Thursday, April 1, 2010, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Technical Writer

Ellyn Dye
Technical Writer

Montgomery County Planning Board Meeting
Thursday, March 25, 2010
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

8. MEETING OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M-NCPPC Practice 2:16 - ADDITION (via conference call)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Reported in the Minutes of The Maryland-National Capital Park and Planning Commission Meeting.

1. Consent Agenda

***A. Adoption of Resolutions**

1. Frederick Road (MD355)/Brink Road Intersection Improvements - Forest Conservation Plan No. MR2009802 - ADOPTION OF MCPB RESOLUTION No. 10-30

2. Montgomery County Medical Center, Preliminary Plan No. 11986115B -ADOPTION OF MCPB RESOLUTION No.10-32

3. Alpha House, Preliminary Plan No. 120090120 - ADOPTION OF MCPB RESOLUTION No. 10-14

BOARD ACTION

Motion: WELLS-HARLEY/ALFANDRE

Vote:

Yea: 3-0

Nay:

Other: PRESLEY, DREYFUSS ABSENT

Action: Adopted Board Resolutions cited above.

***B. Records Plats**

Subdivision Plat No. 220100050, Woodmont

CBD-2 zone, 1 lot; located on the north side of Fairmont Avenue, 500 feet west east of Old Georgetown Road (MD 187).

Staff Recommendation: Approval

Subdivision Plat No. 220100280, Clarksburg Village

R-200/TDR zone, 18 lots; located at the intersection of Horseshoe Bend Circle and Turtle Rock Terrace; Clarksburg.

Staff Recommendation: Approval

Subdivision Plat No. 220100330, Riverside Terrace

R-200 zone, 1 lot; located on the north side of MacArthur Boulevard, approximately 1250 feet west of Canal Bridge Court; Potomac.

Staff Recommendation: Approval

BOARD ACTION

Motion: ALFANDRE/WELLS-HARLEY

Vote:

Yea: 3-0

Nay:

Other: PRESLEY, DREYFUSS ABSENT

Action: Approved staff recommendation for approval of record plats cited above.

***C. Other Consent Items**

1. Buffington Building II Preliminary Plan 120090310 - ADOPTION OF MCPB RESOLUTION No. 10-28
2. Buffington Building II Site Plan 820100010, ADOPTION OF MCPB RESOLUTION No. 10-17

BOARD ACTION

Motion: WELLS-HARLEY/ALFANDRE

Vote:

Yea: 3-0

Nay:

Other: PRESLEY, DREYFUSS ABSENT

Action: Adopted Board Resolutions for Preliminary and Site Plans for Buffington Building II.

***D. Approval of Minutes**

Minutes of February 18, 2010

BOARD ACTION

Motion: ALFANDRE/WELLS-HARLEY

Vote:

Yea: 3-0

Nay:

Other: PRESLEY, DREYFUSS ABSENT

Action: Approved Minutes of February 18, 2010, as presented.

2. Briefing: 2009 Annual Report – Revenue Authority

Presentation by the Montgomery County Revenue Authority on the operation of the Commission’s golf courses

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received presentation by Montgomery County Revenue Authority Representatives on the operation of the Commission’s golf courses followed by discussion.

Messrs. Keith Miller, Executive Director, and Michael Boone of the Montgomery County Revenue Authority, offered a detailed presentation on the 2009 Annual Report on the operation of the Commission’s golf courses, followed by Board discussion and questions.

3. Sectional Map Amendment (SMA) to implement the Approved White Flint Sector Plan

Staff Recommendation: Approval to file a Sectional Map Amendment (SMA) to implement the recommendations of the Approved White Flint Sector Plan.

(No Public Testimony Taken)

BOARD ACTION

Motion: ALFANDRE/WELLS-HARLEY

Vote:

Yea: 3-0

Nay:

Other: PRESLEY, DREYFUSS ABSENT

Action: Approved staff recommendation to file a Sectional Map Amendment (SMA) to implement the recommendations of the Approved White Flint Sector Plan.

Community-Based Planning Division staff briefly discussed the Sectional Map Amendment (SMA) to implement the approved White Flint Sector Plan. Staff noted that following meetings of the Planning, Housing, and Economic Development (PHED) Committee and incorporation of the PHED Committee's recommendations in to the Plan, staff is recommending that the SMA be filed and transmitted to the County Council for adoption upon Planning Board's approval.

4. Growth Policy Amendment for White Flint

Revise Policy Area and Urban Area boundaries to match Sector Plan boundaries and address transportation approval mechanisms including PAMR and LATR

Staff Recommendation: Transmit Comments to County Council

BOARD ACTION

Motion: ALFANDRE/WELLS-HARLEY

Vote:

Yea: 3-0

Nay:

Other: PRESLEY, DREYFUSS ABSENT

Action: Approved staff recommendation to transmit comments to the County Council.

Transportation Planning and Community-Based Planning Divisions staff offered a multi-media presentation of the Growth Policy Amendment for White Flint. Staff noted that the Planning, Housing, and Economic Development (PHED) Committee recommendation to amend the Growth Policy to be consistent with the Council's preliminary actions on the White Flint Sector Plan including one revision and three caveats, have been included in the final SMA to be transmitted to the County Council for adoption. Staff briefly discussed the recommendations, caveats, and changes proposed by the PHED Committee and the County Council and incorporated in the final SMA.

Ms. Natalie Goldberg of Jolly Way and representing the Garrett Park Estates and White Flint Park Citizens Associations; Ms. Judy Koenick of Chevy Chase; and Ms. Barbara Sears of Wisconsin Avenue offered testimony.

There followed extensive Board discussions and questions to staff.

10. Monumentation - ADDITION

End the service provided by MNCPPC and reduce Record Plat Application Fee by \$100.

Staff Recommendation: Approval

BOARD ACTION

Motion: WELLS-HARLEY/ALFANDRE

Vote:

Yea: 3-0

Nay:

Other: PRESLEY, DREYFUSS ABSENT

Action: Approved staff recommendation for approval.

Development Review Division staff noted that following last week's Board discussion and staff's recommendation to eliminate the \$100 fee charged by Development Review Division in connection with record plat application, staff is recommending that the Board approved the elimination of the additional \$100 fee which has become obsolete given the use of the Geographic Information System (GIS).

5. Closed Session - POSTPONED

Pursuant to Annotated Code of Maryland, State Government Article, Section 10-508(a)(1) (to discuss the performance evaluation of an employee)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This item was postponed.

7. Closed Session

Pursuant to Annotated Code of Maryland, State Government Article, Section 10-508(a)(9) (to consult with counsel to obtain legal advice)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

6. Roundtable Discussion

1. Intercounty Connector Project Status Report #20
2. Budget Update - POSTPONED
4. CIP Update - ADDITION
3. Role of Imperviousness for Watershed Health - ADDITION
5. Semi Annual Report Discussion - POSTPONED

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefings and discussed.

1. Intercounty Connector Project Status Report #20—Environmental Planning staff updated the Board on activities related to the Intercounty Connector in the Upper Paint Branch Special Protection Area and park facility and transit operations projects, as detailed in the staff

report. Mr. Ken Briggs, representing State Highway Administration, participated in the discussion.

2. Budget Update - POSTPONED

4. CIP Update —Parks Department staff provided an overview of the worksessions held by the County Council’s Planning, Housing, and Economic Development (PHED) Committee on the Capital Improvements Program (CIP), comparing the Planning Board submission with the County Executive’s recommendation and the PHED Committee recommendation. The Council is expected to act on the CIP in May.

3. Role of Imperviousness for Watershed Health—Environmental Planning staff presented a report on the role of imperviousness in watershed quality, discussing the issue of stormwater management best management practices and engineered surfaces, such as permeable pavement systems, and whether their use should be credited against impervious surface limitations. In staff’s view, allowing expanded development in exchange for such practices/systems will lead to further degradation of sensitive watersheds.

5. Semi Annual Report Discussion - POSTPONED

9 Closed Session - ADDITION

Pursuant to Annotated Code of Maryland, State Government Article Section 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 1 or more specific employees.)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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