



**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, April 10, 2014, at 2:05 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 5:25 p.m.

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

The Planning Board met in Closed Session at 2:15 p.m. to discuss Items 1 and 9 of the Planning Board 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 in the 3<sup>rd</sup> floor conference room at 2:15 p.m., on motion of Commissioner Anderson, seconded by Commissioner Dreyfuss, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson and Dreyfuss voting in favor of the motion, and Commissioner Presley absent. The meeting was closed under authority of Annotated Code of Maryland, State Government Article, §10-508(a)(3) to consider the acquisition of real property for a Commission purpose and matters directly related thereto; and under authority of Annotated Code of Maryland, State Government Article, §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 were Associate General Counsel Carol Rubin; Director Gwen Wright, and Deputy Director Rose Krasnow of the Planning Department; Deputy Director Michael Riley, Judie Lai, Daniel Hertz, and Mitra Pedoeem of the Parks Department; and M. Clara Moise of the Commissioners' Office.

In Closed Session the Board received an update from Parks Department staff and Legal Counsel on the proposed new Montgomery County Park and Planning Commission building in Wheaton, and approved Closed Session Meeting Minutes for January and February 2014.

The Closed Session meeting was adjourned at 3:00 p.m.

The Board reconvened in the auditorium at 3:15 p.m.

Items 2, 8, 3, 5, 6, and 7, discussed in that order, are reported on the attached agenda.

Item 4 was postponed.

There being no further business, the meeting was adjourned at 5:25 p.m. The next regular meeting of the Planning Board will be held on Thursday, April 17, 2014, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting**  
**Thursday, April 10, 2014**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. 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.**

**9. 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 (Approval of Closed Session Minutes)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**2. Consent Agenda**

**\*A. Adoption of Resolutions**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**\*B. Record Plats**

**Subdivision Plat No. 220131170, Grove Hill Farm Estates (Revision)**

RC zone; 1 lot; located on the east side of New Hampshire Avenue (MD 650), approximately 1,400 feet northwest of Haviland Mill Road; Sandy Spring-Ashton Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220131530, Parmjit & Saini Estates**

R-200/TDR zone, 4 lots; located on the north side of Travilah Road, 600 feet east of Natia Manor Drive; Potomac Sub-region Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220140830, West Chevy Chase Heights**

R-60 zone, 1 lot; located on the south side of West Virginia Avenue, 100 feet east of Kentucky Avenue; Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** WELLS-HARLEY/ANDERSON

**Vote:**

MCPB, 4-10-14, APPROVED

**Yea: 4-0**

**Nay:**

**Other: PRESLEY ABSENT**

**Action: Approved staff recommendation for approval of the 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 March 13, 2014

**BOARD ACTION**

**Motion: WELLS-HARLEY/DREYFUSS**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PRESLEY ABSENT**

**Action: Approved Planning Board Meeting Minutes of March 13, 2014, as submitted.**

**8. Exchange of Wheaton Veteran's Urban Park for Air Rights for a portion of Wheaton Town Square**

Transfer of Wheaton Veteran’s Urban Park to Montgomery County, Maryland in exchange for air rights for a portion of Wheaton Town Square that serves as the entry plaza to the new Montgomery Regional Office in Wheaton, Maryland

*Staff Recommendation: Approval with Conditions and Adoption of Resolution for Recommendation to Commission and Adoption of Resolution*

**BOARD ACTION**

**Motion: DREYFUSS/ANDERSON**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PRESLEY ABSENT**

**Action: Following a brief presentation by Parks Department staff, approved staff recommendation for approval and adoption of the Resolution regarding the Exchange of Wheaton Veteran’s Urban Park for Air Rights for a portion of Wheaton Town Square, and transmission of the Resolution to the Full Commission for adoption.**

**3. Roundtable Discussion**

- Planning Director's Report

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing, followed by Board discussion and questions to staff.**

**Planning Director’s Report** – Planning Department Director Gwen Wright briefed the Board on last week presentation of the Planning Department and Parks Department Semi-Annual Report to the County Council. Ms. Wright also reported on a number of upcoming Planning Department activities, i.e., meetings and worksessions held with the PHED Committee on the FY15 budget on April 7 and 8, and an upcoming meeting scheduled for April 23; the outreach events held and to be held for

the Bethesda Downtown Plan; the Montgomery County Business Industry Association (MCBIA) liaison breakfast, which Chair Carrier, the County Executive, and the County Council President will attend; the last speaker series event to be held this Thursday at 6:00 p.m. in the auditorium; and the hiring of new staff in the Planning Department. Ms. Wright also briefed the Board on a roundtable discussion, which she attended, organized by Steve Elmendorf, an attorney from Linowes & Blocher, and the National Association of Industry and Office Professionals (NAIOP).

**4. ~~Design Guidelines for the Approved and Adopted Glenmont Sector Plan~~  
~~Staff Recommendation: Approve Design Guidelines and Transmit to County Council for Information~~**

**POSTPONED TO MAY 1, 2014**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**        **This Item was postponed to the May 1 Planning Board meeting.**

**5.     Planning Board Draft Design Guidelines for the Draft White Oak Science Gateway Master Plan**

*Staff Recommendation: Transmit Draft to County Council for Information*

**BOARD ACTION**

**Motion:**                **ANDERSON/WELLS-HARLEY**

**Vote:**

**Yea:**                **4-0**

**Nay:**

**Other:**                **PRESLEY ABSENT**

**Action:** Received briefing accompanied by a multi-media presentation from Planning Department staff, followed by Board discussion, and approved staff recommendation to transmit the draft Design Guidelines for the draft White Oak Science Gateway Master Plan to the County Council.

Ms. Eileen Finnegan of Sweetbrice Parkway and representing the Hillandale Citizens Association offered testimony, and answered questions from the Board.  
Planning Department Director Gwen Wright offered comments.

**6. Request to File a Sectional Map Amendment for the Bethesda Purple Line Station Limited Master Plan Amendment**

*Recommendation: Approval to Transmit to County Council*

**BOARD ACTION**

**Motion:** DREYFUSS/ANDERSON

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PRESLEY ABSENT

**Action:** Following a brief presentation by Planning Department staff, approved staff recommendation to approve the request to file a Sectional Map Amendment (SMA) for the Bethesda Purple Line Station Limited Master Plan Amendment, and to transmit the SMA to the County Council.

**7. Defining Plan Amendments**

*Staff Recommendation: Briefing and Discussion*

**BOARD ACTION**

**Motion:** DREYFUSS/ANDERSON

**Vote:**

**Yea:** 4-0

**Nay:**



**Other:           PRESLEY ABSENT**

**Action:           Received briefing from Planning Department staff followed by Board discussion, and approved staff request to place the document on the Planning Department website.**

Planning Department staff discussed a new document prepared by staff, with input from the development community, which will supplement the Development Manual and provide an overview of the types of amendments reviewed by the Montgomery County Planning Department and the significant modifications relevant to each type of amendment. The document is a tool for Planning Department staff, residents, and the development community to use in establishing the process for various categories of minor amendments.

At the Board's request, Mr. William Kominers, attorney from Lerch, Early & Brewer, offered comments and answered questions from the Board.

There followed a brief Board discussion with questions to staff.