



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

**APPROVED
MINUTES**

The Montgomery County Planning Board met on Tuesday, April 23, 2013, at 2:11 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 7:03 p.m.

Present were Chair Françoise M. Carrier, Vice Chair Marye Wells-Harley, and Commissioner Casey Anderson. Commissioner Norman Dreyfuss joined the meeting at 2:35 p.m., and Commissioner Amy Presley was necessarily absent.

Items 3 and 1, discussed in that order, are reported on the attached agenda.

The Planning Board recessed at 4:40 p.m. and reconvened in the auditorium at 5:04 p.m. for Item 2, the Zoning Code Rewrite Revision – Public Hearing, which is reported on the attached agenda.

There being no further business, the meeting was adjourned at 7:03 p.m. The next regular meeting of the Planning Board will be held Thursday, April 25, 2013, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Sr. Technical Writer

Montgomery County Planning Board Meeting
Tuesday, April 23, 2013, 2:00 P.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

3. Consent Agenda - ADDED

*** A. Adoption of Resolutions**

1. Toll 1, Cabin Branch Site Plan 820070140 – MCPB No. 13-55
2. Toll 2, Cabin Branch Site Plan 820100030 – MCPB No. 13-56

BOARD ACTION

Motion: WELLS-HARLEY/ANDERSON

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS, PRESLEY ABSENT

Action: Adopted the Board Resolutions cited above, as amended.

Planning Department staff discussed minor amendments to Resolutions MCPB No. 13-55 and 13-56 to correct typographical errors.

1. Zoning Code Revision Implementation

Planning Board Action/Decision: Discussion

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Continued discussion of the Zoning Code Revision Implementation.

2. Zoning Code Revision -- Public Hearing

Planning Board Action/Decision: Discussion

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received testimony followed by discussion.

The Board received testimony from the public about various aspects of the Zoning Code Revision process.

The following speakers offered testimony: Mr. Todd Brown, attorney representing Stopper Funeral Homes, expressed concern about the 50-foot setback that would be required for funeral homes under their proposed classification as “conditional uses”. Mr. Michael Kroopnick, attorney representing USC Local 400, proposed a special exception for “big box” superstores on the grounds that these stores had a uniquely detrimental impact on surrounding small businesses; Mr. Ben Ross, Vice President of the Action Committee for Transit, offered comments about minimum off-street parking requirements, which he stated would increase the cost of housing and interfere with the goal of walkable communities; Mr. William Kominers, attorney with Lerch, Early & Brewer, offered comments about new definitions, grandfathering of prior approvals, and new standards for determining building height.

The Board discussed the effects of the new height measurement standard and considered the possibility of allowing developers to choose their own standard as an incentive for affordable housing creation in certain zones.