



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, June 13, 2013, at 9:10 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 7:13 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.

Items 1 through 4 and Item 6 are reported on the attached agenda.

The Board recessed for lunch at 11:04 a.m. and to take up Items 7 and 11 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 11:35 a.m. in the 3rd floor conference room, on motion of Commissioner Anderson, seconded by Vice Chair Wells-Harley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson and Dreyfuss voting in favor of the motion. 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 Annotated Code of Maryland, State Government Article, §10-508(a)(7) to consult with counsel to obtain legal advice.

Also present for all or part of the Closed Session were Acting Director Rose Krasnow, Mary Dolan, Larry Cole, and David Anspacher of the Planning Department; Associate General Counsels Carol Rubin, and Megan Chung of the Legal Department; Bill Gries of the Parks Department; and M. Clara Moise of the Commissioners' Office.

In Closed Session the Board discussed proposed parkland acquisition, and received advice from counsel regarding the Countywide Transit Corridors Functional Master Plan to be discussed during the afternoon session.

The Closed Session meeting was adjourned at 12:10 p.m.

The Planning Board reconvened in the auditorium at 12:57 p.m.

Items 5, 8, 9, 13, and 10, discussed in that order, are reported on the attached agenda.

MCPB, 6-13-13, APPROVED

There being no further business, the meeting was adjourned at 7:13 p.m. The next regular meeting of the Planning Board will be held Thursday, June 20, 2013, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Sr. Technical Writer

Montgomery County Planning Board Meeting
Thursday, June 13, 2013, 9:00 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Chelsea Court Preliminary Plan 120130060, **MCPB 13-57**
2. Chelsea Court Site Plan 820130040, **MCPB 13-64**
3. Garnkirk Farms Preliminary Plan 120080240, **MCPB 13-76**
4. Garnkirk Farms Site Plan 820120100, **MCPB 13-77**

BOARD ACTION

Motion: **ANDERSON/WELLS-HARLEY**

Vote:

Yea: **4-0**

Nay:

Other: **PRESLEY ABSENT**

Action: **Adopted the Resolutions cited above, as presented.**

***B. Record Plats**

Subdivision Plat No. 220090920, Jerusalem

RMH-200 zone, 3 lots; located at the terminus of Jerusalem Church Terrace, approximately 1,100 feet northwest of Jerusalem Church Road; Agriculture and Rural Open Space Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220100320, Briars Acres (Revision)

R-200 zone, 4 lots; located in the northwest corner of the intersection of Briars Road and Olney-Laytonsville Road (MD 108); Olney Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220100570 - 220100580, Seneca Springs

RE-2C zone, 7 lots, 1 outlot, 2 parcels; located on the east side of Bonny Brook Lane, 350 feet north of Heather Field Court; Damascus Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220131210, Somerset Heights

R-60 zone, 1 lot; located on the north side of Dorset Avenue, 300 feet west of Wisconsin Avenue (MD 355); Bethesda - Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220131280, Alta Vista Terrace

R-60 zone, 2 lots; located on the east side of Phoenix Drive, 150 feet south of Anniston Road; Bethesda - Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: PRESLEY ABSENT

Action: Approved staff recommendation for approval of the Record Plats cited above, as submitted.

***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 May 16, 2013

BOARD ACTION

Motion: WELLS-HARLEY/DREYFUSS

Vote:

Yea: 4-0

Nay:

Other: PRESLEY ABSENT

Action: Approved Planning Board Meeting Minutes of May 16, 2013, as submitted.

3. Parks Department FY 15-20 Capital Improvements Program – Strategy Session #1

Staff Recommendation: Receive briefing from Parks Department staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing from Parks Department staff followed by Board discussion.

Parks Department staff discussed the evaluation criteria, goals, and priorities for the Parks Department FY15-20 Capital Improvements Program (CIP). Staff noted that an internal timeline has been developed by staff which includes several sessions with the Planning Board over the summer and fall for the preparation of the FY15-20 CIP, including two strategy sessions in June and July, and two worksessions in September, with a proposed adoption of the CIP in October, and transmittal to the County Executive and County Council by November 1, 2013.

There followed a brief Board discussion with questions to staff.

4. Park Facility Plan: Brookside Gardens Propagation Area

Facility Plan for a new greenhouse and propagation facilities, located in the maintenance area of Brookside Gardens, on the south side of Glenallan Avenue at Fernmont Lane, Wheaton Regional Park, Kensington-Wheaton Master Plan Area.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: WELLS-HARLEY/ANDERSON

Vote:

Yea: 4-0

Nay:

Other: PRESLEY ABSENT

Action: Approved staff recommendation for approval, subject to conditions, as discussed during the meeting.

In keeping with the June 6 technical staff report, Parks Department staff discussed the proposed facility plan for a new greenhouse and propagation facilities to be located in the maintenance area at Brookside Gardens. Staff noted that the facility plan, once approved by the Planning Board, will be included in the FY15-20 Parks Department Capital Improvements Program (CIP). Brookside Gardens and the Montgomery Parks Foundation have been offered a \$1 million private donation towards the construction of a new plan production greenhouse, provided the Parks Department can acquire the remaining funding for design and construction of the greenhouse and supporting infrastructure, and complete the project within a short time period. The greenhouse is needed and is recommended as part of the next phase for implementation in the 2005 Brookside Gardens Master Plan. The Parks Department has prepared a facility plan with an accurate cost estimate for a plant production greenhouse with a head house function, for work and storage areas at the Brookside Gardens Propagation and Maintenance area, and to consolidate existing outdoor growing areas near the greenhouses to improve efficiency.

Ms. Joan O'Rourke, the donor, offered brief comments.
There followed a brief Board discussion with questions to staff.
Chair Carrier thanked Ms. O'Rourke for her generous donation.

6. Zoning Text Amendment No.: 13-02

Allow a self- storage facility in certain CBD zones under certain circumstances. - Transmit Comments to County Council.

Staff Recommendation: Transmit comments to County Council.
(Action required for County Council public hearing of 6/18/13)

BOARD ACTION

Motion: ANDERSON/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: PRESLEY ABSENT

Action: Approved staff recommendation to transmit comments to the County Council, as stated in the attached transmittal letter.

Planning Department staff discussed a proposed Zoning Text Amendment (ZTA) which will allow a self-storage facility in certain Central Business District (CBD) zones under specific circumstances. Staff noted that currently self-storage is permitted as a principal use in the CBD-1 zone under the optional method of development, but only if located in an arts and entertainment district. The rationale for this limitation is to minimize the underutilization of valuable CBD-zoned property. The proposed ZTA adheres to this objective by allowing a self-storage facility only under the standard method of development in the CBD-1 zone, and to be located only in the basement or cellar of a building that includes another use at the street level and above, with the provision of on-site loading and unloading facilities, and doors for individual storage units in the interior of the building, and with signage limited to a wall sign and the maximum area of the sign is 40 square feet.

Mr. Jeffrey Randall, Vice President of Asset Management for Pebblebrook Hotel Trust/Doubletree Hotel in Bethesda offered testimony.

There followed a brief Board discussion with questions to staff and Mr. Randall.

7. Closed Session- ADDED/TIME CHANGED

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 relating thereto

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

11. Closed Session - ADDED/TIME CHANGED

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 official citation and open session report in narrative minutes.