



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

**APPROVED
MINUTES**

The Montgomery County Planning Board first met in Closed Session on Thursday, June 30, 2011, at 11:10 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and also met via conference call, both in closed and open sessions, with the Prince George's County Planning Board as The Maryland-National Capital Park and Planning Commission, and adjourned at 1:20 p.m.

The Montgomery County Planning Board met in regular session at 1:32 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 3:40 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 8 and 10 were discussed 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 11:10 a.m. in the third floor conference room, on motion of Vice Chair Marye Wells-Harley, seconded by Commissioner Dreyfuss, with Chair Carrier, Vice Chair Marye Wells-Harley, and Commissioners Anderson and Dreyfuss present and voting in favor of the motion. The meeting was closed under authority of §10-508(a)(3), State Government Article, Annotated Code of Maryland, to consider the acquisition of real property for a Commission purpose and matters directly related thereto; and §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; General Counsel Adrian Gardner, Associate General Counsels Sean Dixon and Carol Rubin, and Latonya Reynolds of the Legal Department; Director Mary Bradford, Deputy Directors Michael Riley and Gene Giddens, Mary Ellen Venzke, Dominic Quattrocchi, and April O'Neal of the Parks Department; Planning Department Director Rollin Stanley; Park Police Chief Darien Manley; consulting attorney Craig Ballew; Joyce Garcia and Clara Moise of the Commissioners' Office.

In Closed Session, the Board received briefing from Parks Department staff on the proposed acquisition of park land in the Upper Paint Branch, received briefing and discussed proposed modifications to the Parks Department FY12 personnel budget, and approved details of the Commissioners' Office FY12 personnel budget.

The Closed Session was adjourned at 11: 45 a.m.

The Board recessed for lunch at 11:46 a.m. and at 12:10 p.m. participated with the members of the Prince George's County Planning Board in a Closed Session conference call of The Maryland-National Capital Park and Planning Commission (M-NCPPC). The official citation and open session report of the Closed Session meeting, and the report of an open session item that followed, are contained in the M-NCPPC minutes for this date.

The Board reconvened in the auditorium at 1:32 p.m.

Items 1 through 7, and Item 9 are reported on that attached agenda.

There being no further business, the meeting was adjourned at 3:40 p.m. The next regular meeting of the Planning Board will be held Thursday, July 7, 2011, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Technical Writer

Ellyn Dye
Technical Writer

Montgomery County Planning Board Meeting
Thursday, June 30, 2011
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

8. 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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

10. 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 1 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.

MEETING OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION BY CONFERENCE CALL

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 1 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 meeting minutes for The Maryland-National Capital Park and Planning Commission.

MEETING OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION BY CONFERENCE CALL

Ratification of Closed Session Discussion

Ratification of closed session discussions or decisions pertaining to the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of Commission appointees, employees, or officials; or any other personnel matter that affects 1 or more specific employees.

Action: See minutes of meeting for The Maryland-National Capital Park and Planning Commission.

1. Consent Agenda

***A. Adoption of Resolutions**

Cedar Knolls Farm Preliminary Plan 120100050 – MCPB No. 11-24

BOARD ACTION

Motion: WELLS-HARLEY/DREYFUSS

Vote:

Yea: 4-0

Nay:

Other: PRESLEY ABSENT

Action: Adopted the Resolution as stated above.

***B. Record Plats**

1. Subdivision Plat No. 220100680, Greencastle Towns; RT-8 zone; 12 lots, 3 parcels; located on the west side of Greencastle Road, approximately 300 feet south of Bryant Park Circle; Fairland.

2. Subdivision Plat No. 220110640 - 220110670, Clarksburg Village; R-200/TDR zone; 42 lots, 3 parcels; located on the west side of Ridge Road (MD 27), approximately 2,000 feet north of Morning Star Drive; Clarksburg.

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: PRESLEY ABSENT

Action: Approved the Record Plats as stated above.

***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 June 2, 2011

BOARD ACTION

Motion: **WELLS-HARLEY/DREYFUSS**

Vote:

Yea: **3-0-1**

Nay:

Other: **ANDERSON ABSTAINED; PRESLEY ABSENT**

Action: **Approved the minutes of June 2, 2011, as presented.**

2. Board of Appeals No. S-2791: Nina & Val Aks - POSTPONED

Applicant requests a special exception to operate a medical/dental clinic, R-200 zone; located at 11406 Old Georgetown Road, Rockville

Staff Recommendation: Denial

(Action Required for Hearing by the Hearing Examiner on 7/15/11)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This item was postponed.

3. White Flint Implementation Guidelines

Staff Recommendation: Approval of the White Flint Implementation Guidelines

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: PRESLEY ABSENT

Action: Approved the staff recommendation.

Planning Department staff presented the White Flint Implementation Guidelines for approval, noting that the transportation approval mechanism, formerly section 3 of the Guidelines, has been removed and will be to the County Council for approval as regulations and attached to the Guidelines as an appendix. Staff also reviewed several editorial revisions.

There followed some discussion of various aspects of the Guidelines and how they will apply in terms of ensuring timely public facilities in relation to development.

4. White Flint Implementation Advisory Committee

Staff Recommendation: Appoint two new members to the White Flint Implementation Advisory Committee

BOARD ACTION

Motion: **ANDERSON/DREYFUSS**

Vote:

Yea: **4-0**

Nay:

Other: **PRESLEY ABSENT**

Action: **Approved the staff recommendation to appoint Paul Meyer and Mary Ward to the White Flint Implementation Advisory Committee.**

Planning Department staff presented a request to appoint Paul Meyer and Mary Ward to the White Flint Implementation Advisory Committee to replace Karl Girshman and John Fry, who have resigned, as detailed in the staff report.

5. Review April 2011 Draft PlanMaryland

PlanMaryland provides a framework, process and actions for furthering Smart Growth and for implementing the vision of the Smart, Green & Growing Legislation of 2009.

Staff Recommendation: Transmit Comments to the State Department of Planning and M-NCPPC

BOARD ACTION

Motion: **ANDERSON/WELLS-HARLEY**

Vote:

Yea: **4-0**

Nay:

Other: **PRESLEY ABSENT**

Action: **Approved the staff recommendation to transmit comments, as amended in discussion, to the Prince George’s County Planning Board for coordination of comments for transmittal to the Department of State Planning by the two Boards as The Maryland-National Capital Park and Planning Commission.**

Planning Department staff presented the PlanMaryland Draft Plan, a strategy for directing the actions of State agencies and coordinating the Smart Growth efforts of State and local governments, as detailed in the staff report, along with proposed comments. Staff noted that PlanMaryland identifies various areas in each county as Designated Places, based on information related to existing State programs and legislation, to help State agencies and local governments determine where to best focus

resources to achieve the Plan's goals and objectives. Noting that the Initial State Designations map does not include many areas designated for future growth in area master plans, staff raised concerns about future State funding decisions and presented a proposed revised map of Initial State Designations for the County that reflects master plan recommendations.

There followed considerable discussion of the areas that are not included on the Initial State Designations map and the potential impact on State funding of projects that are not within the identified Designated Places; on funding of transit projects such as Bus Rapid Transit, with routes that extend into non-priority areas; and on efforts to address other planning issues, such as jobs/housing imbalances.

6. Roundtable Discussion

Planning Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing by Planning Director Rollin Stanley on issues being discussed by the County Council related to the CR zones and the Takoma-Langley Crossroads Sector Plan.

7. Finance Department FY11 Spending Plan

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: PRESLEY ABSENT

Action: Approved the request of Secretary-Treasurer Joseph Zimmerman to reallocate approximately \$95,000 of savings from the FY 2011 Personnel Services budget to debt payments on the Executive Office Building, as stated in his memorandum dated June 23, 2011.

9. Staff Draft Takoma-Langley Crossroads Design Guidelines

Staff Recommendation: Discuss Urban Design Guidelines for the Takoma-Langley Crossroads Sector Plan

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Provided guidance to staff for revisions to the Design Guidelines as they move forward.

Planning Department staff presented the draft Takoma-Langley Crossroads Design Guidelines, noting that neighborhood compatibility is an important issue in this area, particularly in terms of protecting the residential neighborhood behind the commercial development on University Boulevard and New Hampshire Avenue.

In discussion, the Board provided guidance to staff related to various aspects of the guidelines, with some focus on provisions for bicycles and on parks and open space.