



**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, October 23, 2014, at 10:10 a.m., and adjourned at 3:42 p.m.

Present were Chair Casey Anderson, Commissioners Norman Dreyfuss, Amy Presley, and Natali Fani-González. Vice Chair Marye Wells-Harley was necessarily absent.

Items 1 through 6 are reported on the attached agenda.

The Board recessed for lunch at 11:35 a.m.

The Board reconvened in the auditorium at 1:53 p.m. to discuss Item 8, Presentation and discussion of proposed FY16 budgets for the Commission's Central Administrative Services (CAS), the Planning Department, and the Commissioners' Office, is reported on the attached agenda.

Item 7, a Closed Session item, was removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 3:42 p.m. The next regular meeting of the Planning Board will be held on Thursday, October 30, 2014, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting**  
**Thursday, October 23, 2014**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. 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. 220130480 - 220130500, Cabin Branch**

MXPD zone, 89 lots, 9 parcels; located at the intersection of Broadway Avenue and Wellspring Avenue; Clarksburg Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220141320 - 220141340, Stanmore**

RNC zone, 16 lots, 5 parcels; located on the east side of Batchellors Forest Road, approximately 2,500 feet north of Old Vic Boulevard; Olney Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220150260, Cloverleaf Center**

TMX-2 zone, 2 parcels; located on the east side of Century Boulevard at the intersection of Cloverleaf Center Drive; Germantown Sector Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: DREYFUSS/PRESLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: WELLS-HARLEY ABSENT**

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

**\*C. Other Consent Items**

**A. Shady Grove Station Preliminary Plan No. 12012008B ---** Request to modify the approved Preliminary Plan to permit the reduction of alley pavement widths to 18 feet with associated modification to lot lines and widths of townhouses. Approximately 90.34 gross acres in the Transit-Oriented Mixed Use/Transferable Development Rights (TOMX-2/TDR) Zone, located west of Crabbs Branch Way, south of Shady Grove Road, 2006 Shady Grove Sector Plan area.  
*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**B. Shady Grove Station, Westside Site Plan No.82013022A --** Request to modify the approved Site Plan to permit the reduction of alley pavement widths to 18 feet; permit landscaping in the alleys and deeper decks for some townhouses; adjustments to lot lines; and modification to widths of townhouses. Approximately 41.8 gross acres in the Transit-Oriented Mixed Use/Transferable Development Rights (TOMX-2/TDR) Zone, located west of Crabbs Branch Way and south of Shady Grove Road, 2006 Shady Grove Sector Plan area.  
*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**C. Fairland Data Center: Site Plan Amendment No. 81991030A ---** Request to add solar panels and revise the landscape plan, located along the east side of U.S 29 between Fairland Road and Musgrove Road, 755,000 square feet of office, 36.5 acres, O-M Zone, Fairland Master Plan  
*Staff Recommendation: Approval and Adoption of Resolution*

**BOARD ACTION**

**Motion: PRESLEY/DREYFUSS**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: WELLS-HARLEY ABSENT**

**Action:** Approved staff recommendation for approval of the Other Consent Items cited above, as submitted, and adopted the attached Resolutions.

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of October 9, 2014

**BOARD ACTION**

**Motion:** PRESLEY/DREYFUSS

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** WELLS-HARLEY ABSENT

**Action:** Approved staff recommendation for approval of the Planning Board Meeting Minutes of October 9, 2014, as submitted.

**2. Roundtable Discussion**

- Parks Director's Report

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** Received briefing.

**Parks Department Director's Report** – Parks Department Director Michael Riley distributed a detailed report, and extensively briefed the Board on last week's 2014 National Park and Recreation Conference held in Charlotte, North Carolina, which focused on Conservation, Health and Wellness, and Social Equity. Mr. Riley also discussed the following park-related events: CAPRA Reaccreditation for the Parks system; Gold Medal winner – Chicago District; Update on the

Countywide Park Trails Plan Amendment; and Update on the Consolidated Park Registration System

There followed a brief Board discussion with questions to Mr. Riley.

**3. Sandy Spring Rural Village Plan: Worksession No. 2**

*Staff Recommendation: Review the public testimony and staff responses, and transmit the Planning Board Draft Plan to the County Council and County Executive*

**BOARD ACTION**

**Motion: DREYFUSS/PRESLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: WELLS-HARLEY ABSENT**

**Action: Received briefing followed by Board discussion, and approved staff recommendation to transmit the Planning Board Draft Plan to the County Council and County Executive, as stated in the attached transmittal letters.**

Planning Department staff offered a multi-media presentation and discussed the proposed staff modifications to the Public Hearing Draft of the Sandy Spring Rural Village Plan before its transmittal to the County Executive and the County Council. The modifications include: adding a history section, adding a design checklist in the implementation chapter that summarizes the design recommendations in the Plan, rezoning 617 Olney-Sandy Spring Road from R-200 to R-60, and amending the zoning map, considering adaptive reuse as part of redevelopment in the village core neighborhood, retaining the off-road shared use bikeway along the northern portion of MD 108 and eliminating the on-street bikeway, retaining the designation of Bentley Road as a rustic road with the opportunity for safety improvements at the intersection with MD 108, and incorporating the limited number of modifications to the Plan proposed by residents, property owners, and the County Executive.

Staff noted that this will be the last scheduled worksession for the Plan unless the Planning Board decides to hold additional sessions. The County Council is scheduled to hold a public hearing for the Plan in January 2015.

**4. Bowie Mill Estates: Preliminary Plan No. 120140020 - Request to create four (4) lots from two existing undeveloped lots, located on the south side of Bowie Mill Road approximately 300 feet east of Fraley Farm Road, 18.07 acres, RE-2 Zone, Upper Rock Creek Master Plan**

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

**Motion: DREYFUSS/PRESLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: WELLS-HARLEY ABSENT**

**Action: Approved staff recommendation for approval, subject to conditions, and adopted the attached Resolution.**

In keeping with the October 10 technical staff report, Planning Department staff discussed the preliminary plan request to re-subdivide two existing undeveloped lots to create four lots on an 18.07-acre property located on the south side of Bowie Mill Road, approximately 300 feet east of Fraley Farm Road in the Upper Rock Creek Master Plan area. Staff noted that the proposed lots meet all the requirements established in the Subdivision Regulations and the Zoning Ordinance. Access and public facilities are adequate to serve the proposed lots, and the application was reviewed by other applicable County agencies, all of whom have recommended approval of the proposed request. The application was also reviewed under Section 50-29(b)(2) of the Subdivision Regulations, which require the proposed lots to be of a similar character to existing lots, and are judged against seven criteria. The proposed lots are of the same character as the existing lots in the defined neighborhood. Staff recommended approval of the request, subject to the conditions of approval listed in the staff report.

Mr. Curt Schreffler, engineer representing the applicant, offered brief comments and concurred with the staff recommendation.

**5. Friends House: Amendment to the Priority Funding Area (PFA) Boundary --**

Request to amend the Priority Funding Area Boundary to incorporate the Friends House, a non-profit corporation which operates a special exception for a nursing home and housing for the elderly with independent living (private pay Cottages and HUD apartments), assisted living and skilled nursing care, 330 total units, located at 17230 Quaker Lane near the intersection of Dr. Bird Road and Norwood Road, 62.5 acres, Sandy Spring/Ashton Master Plan

*Staff Recommendation: Approval to Transmit Comments to the County Council*

**BOARD ACTION**

**Motion: DREYFUSS/PRESLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: WELLS-HARLEY ABSENT**

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

Planning Department staff discussed the request to amend the Priority Funding Area (PFA) Boundary to allow Friends House to apply for a variety of State funding programs for the expansion and revitalization of the existing house. Friends House is a non-profit corporation which operates a special exception for a nursing home and housing for the elderly with independent living, including private cottages and Housing and Urban Development (HUD) apartments, assisted living and skilled nursing care for a total of 330 units on a 62.5-acre property located on Quaker Lane near the intersection of Dr. Bird Road and Norwood Road in the Sandy Spring/Ashton Master Plan area. Staff noted that the proposed boundary change will modify the State of Maryland Certified PFA, and meets the following findings which are required by the State to modify and certify an area to be in a PFA: is served by public or community sewer systems; has an average permitted density of at least 2.0 units per acre; is consistent with the Sandy Spring/Ashton Master Plan; and is within the 10-Year Sewer Plan. Planning staff will also prepare the technical materials and data for submission to the Maryland Department of Planning to be included in the final transmittal to the State of Maryland by the County Council.

Ms. Sue Carter, attorney representing the applicants, Messrs. Kevin Harrington and John Sekerak of Friends House, also present, offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff and Ms. Carter.

**6. Poplar Run (Formerly known as Indian Spring) Limited Site Plan Amendment No. 82007002D** --- Request to modify Conditions 13(b) and 13(c) of the Planning Board’s Site Plan approval regarding the completion of the hard surface hiker/biker path in Phases I and II of the development. The design or the ultimate delivery of the path is not modified by this amendment. Located on Poplar Run Drive, east of Layhill Road on approximately 308 acres in the R-90 and R-200 zones; Master Plan for the communities of Kensington-Wheaton.

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

**Motion: DREYFUSS/PRESLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: WELLS-HARLEY ABSENT**

**Action:**     **Approved staff recommendation, subject to conditions, and adopted the attached Resolution.**

In keeping with the October 13 technical staff report, Planning Department staff offered a multi-media presentation and discussed a site plan amendment request to modify Conditions of approval 13(b) and 13(c) of the previously approved Site Plan for the Poplar Run project, formerly known as the Indian Spring project, a 308.36-acre property located on Poplar Run Drive, east of Layhill Road in the Master Plan area for the communities of Kensington/ Wheaton. Staff noted that the conditions refer to the completion of the hard surface for the 8-foot hiker/biker path in Phases I and II of the proposed development. The design of the path is not modified by this amendment, but the proposed amendment will slightly delay the installation of the hiker/biker path even though it will not change the timing of the delivery of the path in its entirety.

Mr. Steve Robins, attorney representing the applicant, Mr. Michael Lemon, also present, briefly discussed the proposed amendment request, and concurred with the staff recommendation.

Mr. Michael Lemon also offered brief comments and presented a brief video of the proposed amenities for the development.

There followed a brief Board discussion with questions to staff.

**~~7. 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)~~  
**REMOVED**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**     **This Item was removed from the Planning Board Agenda.**

**8. FY16 Budget ---- Presentation and discussion of proposed FY16 budgets for:**

- Central Administrative Services (CAS)
- Planning Department, and
- Commissioners' Office



**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Action: Received briefing followed by Board discussion.**

**Central Administrative Services (CAS)** - The Commission's Executive Director, Patti Barney, and Central Administrative Services (CAS) staff discussed the FY16 budget proposals for the Department of Human Resources and Management, Finance Department, Legal Department, Internal Audit Division, Office of the Chief Information Officer, and Merit System Board. Ms. Barney noted that funds for training have been requested given the need for staff training, and the fact that the training budget was drastically reduced in FY11 and needs to be restored. Ms. Barney also talked about the need to fund a term-contract position to help in keeping the Commission's policies up-to-date.

**Finance Department** – Request for additional funding for audit contract, staff training, and new position in the purchasing division.

**Internal Audit Division** – No additional funding requested. FY15 budget level will be maintained.

**Legal Department** – No additional funding requested. FY15 budget level will be maintained.

There followed a brief Board discussion with questions to staff and Ms. Barney.

The Board instructed staff to revise the budget, and to present the base budget for FY16 with a list of additional funding by priority at the next budget session with the Planning Board.

**Planning Department** - In keeping with the October 16 memorandum to the Planning Board, Planning Department Director Gwen Wright offered a multi-media presentation and discussed the proposed FY16 budget for the Planning Department. Ms. Wright discussed the Master Plans to be included in the FY16 work program, i.e., Downtown Bethesda, Greater Lyttonsville, Westbard, Montgomery Village, and Master Plan of Highways Technical Corrections/Update. The following Master Plans are also proposed to be included as they were contemplated in last year's budget discussions: White Flint II, Aspen Hill and Vicinity, Gaithersburg East, and Rock Spring. Ms. Wright discussed a number of new Master Plans which are being proposed for the Planning Department FY16 budget discussion, i.e.,

Shady Grove Minor Master Plan, MARC Rail Stations (Boyd's and Germantown) Plan, Master Plan of Bikeways Update, and a combined Montgomery Hills/Forest Glen Metro Station Area

**8. FY16 Budget - Presentation and discussion**

**CONTINUED**

Master Plan. Ms. Wright also discussed some new projects and initiatives for FY16, and offered a brief comparison between the Planning Department FY16 proposed budget and previous budgets in FY14 and 15.

There followed a brief Board discussion with questions to Ms. Wright.

The Board also instructed Planning staff to revise the budget, and to present the base budget for FY16 with a list of additional funding by priority at the next budget session with the Planning Board.

MCPB, 10-2-14, NOT APPROVED

In keeping with the October 16 memorandum, Joyce Garcia, Assistant to the Planning Board, discussed the proposed FY16 budget request for the Commissioners' Office.