



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, December 17, 2009, at 9:33 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 7:40 p.m.

Present were Chairman Royce Hanson, Vice Chair Marye Wells-Harley, and Commissioner Joe Alfandre. Commissioner Amy Presley was necessarily absent.

Items 1 through 3 are reported on the attached agenda.

The Board recessed at 12:01 p.m. for lunch and to take up Item 4 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 12:27 p.m. in the third floor conference room, on motion of Commissioner Alfandre, seconded by Commissioner Wells-Harley, with Chairman Hanson, Vice Chair Wells-Harley, and Commissioner Alfandre present and voting in favor of the motion, and with Commissioner Presley absent. The meeting was closed under authority of §10-508(a)(7), State Government Article, Annotated Code of Maryland, to consult with counsel to obtain legal advice.

Also present for all or part of the Closed Session were Associate General Counsels Tracey Harvin, David Lieb, Derrick Rogers, Carol Rubin, and Christina Sorrento of the Legal Department; Valerie Berton, Neil Braunstein, Cathy Conlon, Rose Krasnow, and Director Rollin Stanley of the Planning Department; and Ellyn Dye of the Commissioners' Office.

In Closed Session, the Board received briefings and discussed issues related to the application of the Resubdivision Criteria to special exception uses and to the CCT reservation for the Century Technology plan on this afternoon's agenda.

The Closed Session was adjourned at 1:32 p.m. and the Board reconvened in open session in the third floor conference room.

The Board reconvened in the auditorium at 2:00 p.m.

Items 5 through 7 are reported on the attached agenda.

The Board recessed for dinner at 5:25 p.m. and reconvened in the auditorium at 7:30 p.m. for the Water Resources Functional Master Plan Public Hearing, Item 8 on the agenda.

There being no further business, the meeting was adjourned at 7:40 p.m. The Planning Board will not meet on December 24 and 31, 2009. The next regular meeting of the Planning Board will be held on Thursday, January 7, 2010, in the Montgomery Regional Office in Silver Spring, Maryland.

Ellyn Dye
Technical Writer

M. Clara Moise
Technical Writer

Montgomery County Planning Board Meeting

Thursday, December 17, 2009, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

1. Consent Agenda

***A. Adoption of Resolutions**

1. Potomac Estates, Preliminary Plan No. 920100010 - ADOPTION OF MCPB RESOLUTION No. 09-148
2. The Galaxy, Project Plan No. 92005005B - ADOPTION OF MCPB RESOLUTION No. 09-149
3. The Galaxy, Site Plan No. 82006013B - ADOPTION OF MCPB RESOLUTION No. 09-150

BOARD ACTION

Motion: WELLS-HARLEY/ALFANDRE

Vote:

Yea: 3-0

Nay:

Other: PRESLEY ABSENT

Action: Adopted the Board Resolutions as stated above.

***B. Records Plats**

1. **Subdivision Plat No. 220090200 – 220090220, 220090240 – 220090250, Clarksburg Village**, R-200(MDPU) and R-200/TDR-3 zones, 96 lots, 10 parcels; located on Turtle Rock Terrace, approximately 500 feet east of Foreman Boulevard; Clarksburg.

Staff Recommendation: Approval

2. **Subdivision Plat No. 220090410, King’s Valley Farm**, RDT zone, 3 lots; located on the west side of Kings Valley Road at the intersection of Stringtown Road; Damascus.

Staff Recommendation: Approval

3. **Subdivision Plat No. 220090590, Chas. L. Duvall Farm**, R-200 zone, 2 lots; located on the north side of Duvall Road, approximately 1,100 feet west of Duvall Hill Court; Fairland.

Staff Recommendation: Approval

4. **Subdivision Plat No. 220091040, Bentley Ridge**, RE-1 zone, 4 lots; located on the west side of Bentley Road, 350 feet north of Olney-Sandy Spring Road; Sandy Spring – Ashton.

Staff Recommendation: Approval

5. **Subdivision Plat No. 220100030, Great Falls Estates**, RE-2 zone, 1 lot; located on the north side of Alloway Drive, 400 feet east of Stanmore Drive; Potomac.

Staff Recommendation: Approval

6. **Subdivision Plat No. 220100120, Crestview**, R-60 zone, 2 lots; located on the north side of Western Avenue, 275 feet west of Earlston Drive; Bethesda-Chevy Chase.

Staff Recommendation: Approval

7. **Subdivision Plat No. 220100200, Old Farm**, R-90 zone, 2 lots; located on the north side of Hitching Post Lane, 825 feet west of Farmland Drive.

Staff Recommendation: Approval

8. **Subdivision Plat No. 220100300, Luxmanor**, R-200 zone, 1 lot; located on the east side of Luxmanor Road, 200 feet north of Poindexter Lane; North Bethesda/Garrett Park.

Staff Recommendation: Approval

BOARD ACTION

Motion: ALFANDRE/WELLS-HARLEY

Vote:

Yea: 3-0

Nay:

Other: PRESLEY ABSENT

Action: Approved the Record Plats cited above.

***C. Other Consent Items**

1. Corrected Resolution for Harry Martin Tract, Preliminary Plan No. 120090040 - ADOPTION OF RESOLUTION No. 09-129

2. Second Corrected Resolution for North Westland Building, Preliminary Plan NO. 12004031A - ADOPTION OF RESOLUTION No. 09-65

MCPB, 12-17-09, APPROVED

3. Corrected Resolution for Batchellors Forest, Site Plan No. 820080190 - ADOPTION OF MCPB RESOLUTION No. 09-95

BOARD ACTION

Motion: WELLS-HARLEY/ALFANDRE

Vote:

Yea: 3-0

Nay:

Other: PRESLEY ABSENT

Action: Approved the Corrected Resolutions cited above.

***D. Approval of Minutes**

Minutes of November 5, 2009 Meeting

BOARD ACTION

Motion: ALFANDRE/WELLS-HARLEY

Vote:

Yea: 3-0

Nay:

Other: PRESLEY ABSENT

Action: Approved the minutes of November 5, 2009, as presented.

2. Discussion Item: Annual Report from The Maryland Soccer Foundation Regarding the Soccerplex

Annual Report as required by partnership lease

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Parks Department staff presented an overview of the Maryland Soccer Foundation annual report for the SoccerPlex in South Germantown Recreational Park, as detailed in the staff report, and Acting Secretary-Treasurer Al Warfield offered comments on the financial report.

Ms. Trish Heffelfinger, representing the Maryland Soccer Foundation, discussed highlights of the past year, including the addition of the Washington Freedom of Women's Professional Soccer, higher use due to increased synthetic turf fields, a new turf manager, and a new video screen. Ms. Heffelfinger noted that they are continuing to work on soccer goal safety, particularly in relation to the synthetic turf fields.

3. Parks Foundation Strategic Development Plan for Montgomery Parks Fundraising

Department of Parks staff and consultant, Bill Koegler, will present recommendations for fundraising strategies for Montgomery Parks.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: By consensus, approved the Strategic Development Plan in concept, and directed staff to prepare the following for discussion at the January 7, 2010, meeting: a draft memorandum of understanding between the Parks Department and the Parks Foundation, draft changes to the Foundation charter and bylaws, an asset inventory for naming opportunities, and staffing and funding scenarios.

Parks Department staff provided an overview of recent activities related to the Montgomery Parks Foundation, and Mr. Bill Koegler, consultant, presented the strategic development fundraising plan and proposed restructuring of the Parks Foundation, as detailed in the staff report.

There followed extensive discussion of the governance structure, including composition and selection of the Board of Trustees; staffing; funding; marketing and fundraising, including

legacy gifts and naming rights; the interface between the Parks Department and the Parks Foundation; necessary agreements; and a proposed timetable.

Former Commissioner John Robinson and Mr. Scott Ritter, Foundation Trustees; Mr. Timothy Price, Montgomery Parks Foundation attorney; and Legal Department staff also participated in the discussion.

4. Closed Session

Pursuant to Annotated Code of Maryland, State Government Article, Section 10-508(a)(7) (consult with counsel to obtain legal advice)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

5. Preliminary Plan 120070610, Townhouses at Small's Nursery

RT-10 zone; 3.11 acres; 19 lots requested for 19 townhouse residential dwelling units; located on south side of Thistlebridge Drive, approximately 500 feet west of Georgia Avenue (MD 97); Olney.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: 1) ALFANDRE
2) WELLS-HARLEY/HANSON

Vote:

Yea: 2-1

Nay: ALFANDRE

Other: PRESLEY ABSENT

Action: 1) Motion to approve the proposed plan with mitigation of two trips. Motion failed for lack of a second.

2) Approved staff recommendation for approval, subject to revised conditions, as stated in the attached Board Resolution.

In accordance with the December 7 technical staff report, Development Review Division staff offered a multi-media presentation of the request to create 19 lots for 19 townhouse residential dwelling units, on a 3.11-acre property located on the south side of Thistelbridge Drive, approximately 500 feet west of Georgia Avenue (MD 97) in Olney. Staff discussed the Policy Area Mobility Review (PAMR).

Environmental Planning and Transportation Planning Divisions staff offered comments.

Mr. Patrick O’Neal, attorney representing the applicant, introduced Messrs. Arnold Khan and Jeff Lewis, members of the applicant’s team, briefly discussed the proposed request, and concurred with the staff recommendation.

At the Board’s request, Mr. Greg Edberg, consultant for the applicant, discussed the Policy Area Mobility Review and the proposed trip mitigation.

The following speakers offered testimony: Mr. Thomas Schild of North Washington Street and representing The Preserve at Small’s Nursery Homeowners Association, and Mr. Joseph Zorc of Wild Grape Court.

There followed a brief Board discussion with questions to staff and the applicant’s representative.

6. Preliminary Plan 12002095A, Century Technology Campus and Limited Site Plan Amendment Review No. 82003007A, Century Technology Campus (formerly Cloverleaf Center)

A. Preliminary Plan 12002095A, Century Technology Campus, I-3 zone; 51.76 acres; 1 lot requested for 510,702 square feet of commercial office use; located on Century Boulevard, east of Cloverleaf Drive; Germantown and Germantown Special Study Area.

Staff Recommendation: Approval with Conditions

B. Limited Site Plan Amendment Review No. 82003007A, Century Technology Campus (formerly Cloverleaf Center), I-3 zone; 51.76 acres; Amendment to eliminate existing lot lines, increase the square footage to 461,501 square feet of office space, and improve the surface parking facility to accommodate the new square footage; located on Century Boulevard east of the intersection with Cloverleaf Center Drive; Germantown

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: A) ALFANDRE/WELLS-HARLEY
B) ALFANDRE/WELLS-HARLEY

Vote:

Yea: A) 3-0
B) 3-0

Nay:

Other: PRESLEY ABSENT

Action: A) Approved staff recommendation for approval, subject to revised conditions, as stated in the attached Board Resolution.

B) Approved staff recommendation for approval, subject to revised conditions, as stated in the attached Board Resolution.

In keeping with the December 7 detailed technical staff report, Development Review Division staff offered a multi-media presentation of the request to create one lot for 510,702 square feet of commercial office use on a 51.76-acre property located on Century Boulevard, east of Cloverleaf Drive in the Germantown Special Study Area. Staff noted that the project is located within the Employment Corridor of Germantown on a signature site along I-270.

Development Review Division staff also discussed the proposed limited Site Plan Amendment, especially the access point to the proposed development, the building frontage, proposed parking, and the proposed landscape plan.

At the Board's request, Urban Design Division staff offered a multi-media presentation regarding the proposed design guidelines for the plan.

Transportation Planning Division staff noted that conditions 3 and 5 should be revised to indicate that the applicant will be responsible for making a contribution to future development and rebuilding of Century Boulevard along the property frontage and will modify the record plat accordingly.

6. Preliminary Plan 12002095A, Century Technology Campus and Limited Site Plan Amendment Review No. 82003007A, Century Technology Campus (formerly Cloverleaf Center)

Mr. Patrick O'Neal, attorney representing the applicant, introduced Messrs. Campbell Smith, Chris Gordon, and Kraig Waslsleben, members of the applicant's team, extensively discussed the proposed plan, and concurred with the staff recommendation.

There followed extensive Board discussion, with questions to staff and the applicant's representatives.

7. Roundtable Discussion

1. Briefing on history, operations, and management of Meadowbrook Stables, Meadowbrook Maintenance Facility, and the surrounding parkland in Meadowbrook Local Park and Rock Creek Stream Valley Park.
2. Further savings plan for FY11 Budget

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. Briefing on history, operations, and management of Meadowbrook Stables.

The Montgomery County Parks Department Deputy Director offered a brief introduction followed by a multi-media presentation and briefing by Parks Department staff on the history of the equestrian facility, the operations and management of the Maintenance Facility, and the surrounding parkland in Meadowbrook Local Park and Rock Creek Stream Valley Park. Staff noted that a formal Planning Board agenda item, involving renewal of the lease with the Meadowbrook Foundation, will be scheduled in early 2010, during which the Board will receive public testimony.

There followed a brief Board discussion with questions to staff. The Board instructed staff to investigate the possibility of renegotiating the agreement with the neighboring community in order to use the parking lot at the Maintenance Facility during events. Board members also inquired about lighting, clean up, and the irrigation system in the stables.

2. Further Savings Plan for FY11 Budget

Budget staff noted that \$1,250,000 budget savings has been requested from the County Executive's office to deal with the serious shortage of funds. Staff is working on various scenarios on how to cut some budget items in Central Administrative Services, Planning, and Parks Departments and will come back to the Board.

Chairman Hanson noted that it would be more efficient if staff would work with the Chairman and transmit proposals to Commissioners via e-mail. Chairman Hanson further added that a reply is due to the Executive by January 4, and staff needs to have proposals by December 30, 2009. He further added that we should hang on to our core services and take this opportunity to look at services that we provide to outside government agencies, such as the Parks Department contracts with Montgomery County Public Schools for maintenance of the ballfields.

8. Water Resources Functional Master Plan - Public Hearing on the Draft Plan

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received Testimony.

A VERBATIM TRANSCRIPT FOR THIS ITEM IS ON FILE IN THE RECORDS MANAGEMENT OFFICE IN SILVER SPRING, MARYLAND.