



**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 29, 2015, at 10:08 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 2:35 p.m.

Present were Chair Casey Anderson, and Commissioners Norman Dreyfuss, Amy Presley and Natali Fani-González.

Vice Chair Marye Wells-Harley was necessarily absent.

Items 1 and 8 are reported on the attached agenda.

The Board recessed for lunch at 1:48 p.m. and reconvened at 2:03 p.m.

Items 2, 3, and 7 are reported on the attached agenda.

Items 4, 5, and 6 were removed from the agenda.

The Board convened in Closed Session at 2:30 p.m. to take up Item 7, a Closed Session Item.

In compliance with State Government Article §3-305(b), Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 2:30 p.m. in the auditorium on motion of Commissioner Presley, seconded by Commissioner Fani-González, with Chair Anderson, and Commissioners Dreyfuss, Presley and Fani-González voting in favor of the motion, and Vice Chair Wells-Harley absent. The meeting was closed under authority of Annotated Code of Maryland, General Provisions Article, §3-305(b)(13), to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.

Also present for the Closed Session meeting was M. Clara Moise of the Commissioners' Office.

In Closed Session the Board approved Closed Session Meeting Minutes of June, July, and September 2015, as submitted.

MCPB, 10-29-15, APPROVED

The Closed Session meeting was adjourned at 2:35 p.m.

There being no further business, the meeting was adjourned at 2:35 p.m. The next regular meeting of the Planning Board will be held on Thursday, November 5, 2015, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise  
Sr. Technical Writer/Editor

James J. Parsons  
Technical Writer

**Montgomery County Planning Board Meeting**  
**Thursday, October 29, 2015**  
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. 220131550, Hidden Hill**

RE-2 zone, 4 lots; located at the southeast quadrant of Query Mill Road and Esworthy Road; Potomac Sub-Region Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220150410, Clarksburg Village**

R-200/TDR zone, 5 parcels; located in the western quadrant of Snowden Farm Parkway and Little Seneca Parkway; Clarksburg Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220150530, Clarksburg Village**

R-200/TDR zone, 2 parcels; located in the northern quadrant of Little Seneca Parkway and Frederick Road (MD State route 355); Clarksburg Master 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.**

MCPB, 10-29-15, APPROVED

**\*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**

Planning Board Meeting Minutes of October 15, 2015

**BOARD ACTION**

**Motion:**               **PRESLEY/FANI-GONZÁLEZ**

**Vote:**

**Yea:**               **4-0**

**Nay:**

**Other:**               **WELLS-HARLEY ABSENT**

**Action:**       **Approved Planning Board Meeting Minutes of October 15, 2015, as submitted.**

**8. Bethesda Downtown Sector Plan-Worksession #4**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

Planning Department staff offered a multi-media presentation and discussed in detail the zoning and building height recommendations set forth in the Public Hearing draft, and the zoning and building height modifications requested by property owners in the Bethesda Downtown Sector Plan area. Staff stated that Worksession #4 will continue the work begun in Worksession #3 and will focus on the Wisconsin Avenue Corridor and Arlington North Districts. Staff noted that the Wisconsin Avenue Corridor is the main artery through Downtown Bethesda. The existing Bethesda Metrorail Station, Bus Rapid Transit options, and planned Purple Line make Wisconsin Avenue a critical focus area for improved access, mobility, and pedestrian safety. Staff added that the Wisconsin Avenue Corridor is envisioned as the center of the Downtown area that connects the surrounding districts. Following discussion, the Board agreed to increase density and building heights on the east side of Old Georgetown Road at its intersection with Commerce Drive, the north side of Hampden Lane between Wisconsin Avenue and East Lane, the east side of Wisconsin Avenue between East West Highway and Montgomery Avenue, the south side of Avondale Street between Wisconsin Avenue and Pearl Street, and the northeast quadrant of the intersection of Wisconsin Avenue and Chase Avenue. The Board agreed to increase allowable building heights on the north side of Montgomery Avenue between Woodmont Avenue and East Lane, and the southeast quadrant of the intersection of Wisconsin Avenue and Elm Street. The Board also agreed to increase density on the northwest quadrant of the intersection of Wisconsin Avenue and Elm Street; and on the east side of Wisconsin Avenue between Bradley Lane and Stanford Street, between Elm Street and Bethesda Avenue, between Elm Street and Willow Lane, and between Elm Street and East West Highway.

The following speakers offered testimony: Mr. Robert Dalrymple and Ms. Emily Vais of Linowes and Blocher; Mr. Jody Kline of Miller, Miller, and Canby; Ms. Stacy Silber, Ms. Patricia Harris, and Messrs. Robert Brewer, William Kominers, Bob Harris, and Steve Robins of Lerch, Early & Brewer; Mr. Doug Firstenberg of Stonebridge Carras; Mr. Jad Donohoe of Donohoe Companies; Mr. Fred Cecere of the Chevy Chase City Council; Mr. William McDaniel of Ballard Spahr; Mr. John Redmond of Wisconsin Avenue; Mr. John Bowis of Wisconsin Avenue; and Mr. Al Roshdieh of the Montgomery County Department of Transportation.

CONTINUED ON NEXT PAGE

**8. Bethesda Downtown Sector Plan-Worksession #4**

CONTINUED

Following extensive Board discussion with questions to staff and the speakers, the Board recommended that staff schedule a discussion regarding the methodology and modeling used in determining density and height recommendations for specific individual properties within the sector plan area for the next scheduled worksession.

**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 briefed the Board on the following ongoing and upcoming Parks Department events and activities: Parks staff is working with a community group to relocate the feral cat colony in Magruder Branch Stream Valley Park; Germantown Town Center Urban Park dedication took place last Saturday, October 24; The Wheaton Redevelopment Update meeting is scheduled for Tuesday, November 8 at 6:30 p.m. at Wheaton High school; Update on the Montgomery Parks Foundation activities; Update on the Parks Department proposed capital and operating FY16 budgets; recent upgrades to the Parks and Planning Departments websites; and the Halloween train rides scheduled for the up-coming Halloween weekend.

**3. James Moy and Ambor Primm—A Mum’s Touch Group Day Care, Conditional Use No. CU 16-03** --- Request for conditional use for a Group Day Care for up to 12 children. Located at 14227 Woodcrest Drive, Rockville, zoned R-90 within the 1994 Aspen Hill Master Plan.

*Staff Recommendation: Approval with Conditions*

**(NOTE: Action needed for Hearing Examiner hearing on November 16, 2015)**

**BOARD ACTION**

**Motion: DREYFUSS/PRESLEY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: WELLS-HARLEY ABSENT**

**Action: Approved staff recommendation for approval, subject to conditions, and to transmit comments and recommendations to the Hearing Examiner, as stated in the attached transmittal letter.**

In keeping with the October 19 technical staff report, Planning Department staff offered a multi-media presentation and discussed a conditional use request to expand an existing family day care facility from a maximum of eight children to a group day care with up to 12 children allowable under the Zoning Ordinance. The day care is located on Woodcrest Drive in Rockville in the Aspen Hill Master Plan area. Staff noted that the proposed group day care use request complies with the general conditions and standards for a conditional use. The proposed use is also consistent with the goals and recommendations of the approved and adopted 1994 Aspen Hill Master Plan. The proposed use will also not alter the residential character of the surrounding neighborhood, and will not result in any unacceptable noise, traffic, or environmental impacts on surrounding properties.

Mr. Mark North representing the applicant Ms. Amber Primm, also present, offered brief comments and concurred with the staff recommendation.

Ms. Amber Primm, the applicant, also offered comments.

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



MCPB, 10-29-15, APPROVED

~~\*4. — Glen Echo Heights — Preliminary Plan No. 120061120, Glen Echo Heights, R-90 Zone, 0.84 acres, Request for three lots for three one-family detached dwellings, located at 6236 Wallhonding Road approximately 800 feet west of the intersection with Wiscasset Road in Takoma Park; Bethesda Chevy-Chase Master Plan ————~~ **POSTPONED**

~~Staff Recommendation: Denial~~

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: This Item was postponed.**

~~5. — CLOSED SESSION~~

~~According to MD ANN Code, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition. The topic to be discussed: Fairland Recreational Park ————~~ **REMOVED**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

---

**6. ~~CLOSED SESSION~~**

~~According to MD ANN Code, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition. The topic to be discussed: Serpentine Barrens Conservation Park ~~REMOVED~~~~

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**7. CLOSED SESSION**

According to MD ANN Code, General Provisions Article, §3-305(b)(13), to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.

**The topic to be discussed is the approval of Closed Session Minutes of June, July, and September 2015**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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