

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED  
MINUTES AND SUMMARY

SUMMARY  
**Thursday, April 4, 2024**  
2425 Reedie Drive  
Wheaton, MD 20902  
301-495-4605

The Montgomery County Planning Board met in regular session in the Wheaton Headquarters Building in Wheaton, Maryland, and via Microsoft Teams video conference on Thursday, April 4, 2024, beginning at 9:05 a.m. and adjourning at 4:55 p.m.

Present were Chair Artie Harris, Vice Chair Mitra Pedoeem, and Commissioners Shawn Bartley, James Hedrick and Josh Linden.

Items 1 through 8 were discussed in that order and reported in the attached Minutes.

The Planning Board recessed for lunch and convened in Closed Session at 12:22 a.m. to discuss Item 9 on the motion of Commissioner Hedrick, seconded by Vice Chair Pedoeem with Chair Harris, Vice Chair Pedoeem, and Commissioners Bartley, Hedrick, and Linden voting in favor of the motion. The meeting was closed under the authority of Annotated Code of Maryland, 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.

Also present for the meeting were Montgomery Parks Director, Miti Figueredo; Acting Deputy Director of Administration, Darren Flusche; Chief of Park Development Division, Andrew Frank; Real Estate Management Supervisor, Brenda Sandberg; Real Estate Manager, Anne Fothergill; Senior Counsel, Megan Chung; Associate General Counsel, Allison Myers; and Technical Writer, Rachel Roehrich of the Office of General Counsel.

In Closed Session, the Board received a briefing regarding the East Capital Crescent Urban Recreational Park. The Closed Session began at 12:28 p.m. and ended at 12:41 p.m.

The Planning Board reconvened in the auditorium and via video conference to return to open session at 1:30 p.m. to discuss Items 10 and 11, as reported in the attached Minutes.

There being no further business, the meeting adjourned at 4:55 p.m. The next regular meeting of the Planning Board will be held on Thursday, April 11, 2024, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

*Rachel Roehrich*  
Rachel Roehrich  
Technical Writer/Legal Assistant

MINUTES

**Item 1. Preliminary Matters**

**A. Adoption of Resolutions**

1. Brickyard Estates, Administrative Subdivision Plan No. 620230150 – MCPB No. 24-029
2. Brickyard Estates, Forest Conservation Plan No. F20230390 – MCPB No. 24-030
3. JoAnn Leleck Elementary School, Forest Conservation Plan No. F20240370 – MCPB No. 24-039
4. 9801 Georgia Avenue, Preliminary Plan No. 120230160 – MCPB No. 24-035
5. 9801 Georgia Avenue, Site Plan No. 820230130 – MCPB No. 24-036

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 5-0

**Other:**

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

6. 9801 Georgia Avenue, Forest Conservation Plan No. F20240040 – MCPB No. 24-037

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 4-0-1

**Other:** Commissioner Bartley abstained due to abstaining on the original vote.

**Action:** Adopted the Resolution cited above, as submitted.

**B. Approval of Minutes**

1. Minutes for March 7, 2024
2. Minutes for March 14, 2024

**BOARD ACTION**

**Motion:** Pedoeem/Hedrick

**Vote:** 5-0

**Other:**

**Action:** Approved Planning Board Meeting Minutes for March 7, 2024 and March 14, 2024, as submitted.

**C. Other Preliminary Matters**

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action:**       **There were no Other Preliminary Items submitted for approval.**

**Item 2. Record Plats (Public Hearing)**

**Subdivision Plat No. 220240380, Chevy Chase, Section 4**

R-60 zone; 1 lot; located on the north side of Rosemary Street, 600 feet east of Maple Avenue; Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220240530, Bradley Hills, Section Two**

R-60 zone; 1 lot; located on the south side of Manning Drive, 550 feet east of Glenbrook Road; Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220240550 thru 220240580, Creekside at Cabin Branch**

RNC zone, 72 lots, 1 parcel; located on the south side of Dowitcher Way at the intersection of Sourgum Road; Clarksburg Ten Mile Creek Amendment Area.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 5-0

**Other:**

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

**Item 3. Regulatory Extension Requests (Public Hearing)**

**Shops at Sumner, Sumner Place Apartments Forest Conservation Plan No. F20240050, Preliminary Plan No. 11985202A, and Site Plan No. 820230140, Regulatory Extension Request No. 2 - Request to extend regulatory review period, from April 25, 2024, to July 25, 2024.**

Request to extend the regulatory review period for three applications to revise its plans to obtain agency approvals of: (a) modifications to the existing Forest Conservation Plan and associated Forest Conservation Easement to accommodate required upgrades to an existing sewer line; and (b) a stormwater management concept plan; located at SE intersection of Sangamore Road and Sentinel Drive; NR-0.75, H-45 Zone; 13.51 acres; 1990 Bethesda Chevy Chase Maser Plan.

*Staff Recommendation: Approval of the Extension*

K. Mencarini

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval of the Regulatory Extension Request cited above.**

**Item 4. Roundtable Discussion**

Parks Director's Report  
M. Figueredo

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Received briefing.**

Parks Director, Miti Figueredo; Matt Harper, Natural Resources Manager; Jackie Hoban, Senior Natural Resources Specialist; Doug Stephens, Principal Natural Resources Specialist; and Erin McArdle, Park Engineer offered a multi-media presentation and gave an overview of the Montgomery Parks Stream Restoration Program.

The Board asked questions regarding aquatic resource monitoring data, future planning for watershed improvement, agricultural enforcement or authority, water quality, efforts and practices of other jurisdictions, and potential collaboration with outside agencies surrounding parkland.

Staff offered comments and responses to the Board's questions.

**Item 5. In Response to a Forest Conservation Law Violation; Forest Conservation Plan Amendment 12000095A, Ogunsola Property, 24218 Primula Ct., Laytonsville, MD 20882**

Request to remove 0.21 acres (8,944 square feet) of Category I Conservation Easement and provide 4:1 offsite mitigation. Warfield Property Preliminary Plan No. 120000950, Lot 70; RC Zone, approximately 2.11 acres, Damascus Master Plan.

*Staff Recommendation: Approval with Conditions*

M. Sharp

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 4-0-1**

**Other: Commissioner Bartley abstained.**

**Action: Approved Staff recommendation for approval of the Forest Conservation Amendment cited above, subject to conditions, which will be reflected in an associated Resolution to be adopted by the Planning Board at a later date.**

Michael Sharp, Forest Conservation Inspector, offered a multi-media presentation regarding the Forest Conservation Law Violation for the Ogunsola Property located 24218 Primula Court, Laytonsville, MD. Further information can be found in the Staff Report dated March 21, 2024.

Mr. Sharp stated during a property inspection in December 2021, it was determined that the entirety of the conservation easement had been cleared of forest by the Applicant and was being mowed and maintained as lawn. To address the violation, the Applicant proposes amend the existing Forest Conservation Plan for the Property to abandon 0.21 acres of onsite Category I Conservation Easement and mitigate for the loss of protected forest by purchasing 0.84-acres of offsite Forest Bank credits or by paying an equivalent amount in fee-in-lieu.

Kayode Ogunsola, the Applicant, offered brief comments regarding the violation issue.

The Board asked questions regarding the cutting/clearing of the trees, easement requirements, fee-in-lieu calculation, and forest mitigation credits.

Staff, including Chief of Intake and Regulatory Coordination, Christina Sorrento, offered comments and responses to the Board's questions.

**Item 6. Chevy Chase Club: Forest Conservation Plan Amendment No. F20240150 (Public Hearing)**

Forest Conservation Plan Amendment application for golf course renovations including stream naturalization, irrigation and storm drain improvements. Project includes the abandonment of existing Category I Easement areas with onsite mitigation. Located at 6100 Connecticut Avenue (SE quadrant of the intersection of Wisconsin Avenue and Bradley Boulevard), R-60 zone; 190 acres; 1990 Bethesda Chevy Chase Master Plan.

*Staff Recommendation: Approval with Conditions*

M. Fuster

**BOARD ACTION**

**Motion:** Bartley/Pedoeem

**Vote:** 5-0

**Other:**

**Action:** Approved Staff recommendation for approval of the Forest Conservation Amendment cited above, subject to conditions, which will be reflected in an associated Resolution to be adopted by the Planning Board at a later date.

Marco Fuster, Planner III, offered a multi-media presentation regarding the Forest Conservation Plan Amendment for Chevy Chase Club. Further information can be found in the Staff Report dated March 22, 2024.

Mr. Fuster stated the current amendment application is for golf course renovations including stream naturalization, irrigation and storm drain improvements. The project includes the abandonment of 1.63 acres of existing Category I Easement areas with onsite mitigation of 1.79 acres of new Category I Easements. A course wide irrigation improvement plan will also be implemented to replace the Club's failing irrigation system.

Simon Andrews, an adjacent property owner, offered testimony and asked questions regarding the easement areas, removal of invasive vines, and removed or impacted trees.

Timothy Dugan of Bean, Kinney, and Korman offered comments on behalf of the Applicant and noted agreement to Staff's conditions.

The Board asked questions regarding tree mitigation, stream buffer, irrigation, and variance requirements.

Staff, including Chief of Downcounty Planning Elza Hisel-McCoy and Deputy Director of Planning, Robert Kronenberg offered comments and responses to the Board's questions.

**Item 7. Silver Spring Streetscape Standards Update Briefing**

Staff will brief the Planning Board on the process and progress for the ongoing Silver Spring Streetscape Standards Update.

*Staff Recommendation: Planning Board briefing*

A. Margolies

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Received briefing.**

Atara Margolies, Planner III, offered a multi-media presentation regarding the Silver Spring Streetscape Standards Update. Further information can be found in the Staff Report dated March 28, 2024.

Ms. Margolies gave an overview of the Silver Spring Streetscape Standards Update describing the goals including producing a concise and user-friendly document, accessibility, reducing the heat island effect, maintenance, aligning with the Climate Action Plan, and focusing on interagency coordination. Tina Schneider, Planner III, also briefly discussed the Silver Spring Cool Streets Guidelines, findings and recommendations.

The Board offered comments regarding interagency collaboration and asked questions regarding how heat temperatures were measured, reasoning for focusing on Silver Spring, and potential for guidelines to be included everywhere in the County.

Staff, including Chief of Downcounty Planning, Elza Hisel-McCoy, offered comments and responses.

**Item 8. Wildwood Manor Shopping Center, Site Plan Amendment No. 82004016E  
(Public Hearing)**

Request to amend the Site Plan to construct an 832 square foot building addition for a freezer, add a generator trailer, add a fire hydrant, and make minor changes to the hardscape; On approximately 11.61 acres zoned CRT-1.25 C-0.75, R-0.75, H-50'; Within the 2017 Rock Spring Sector Plan area.

*Staff recommendation: Approval with conditions*

A. Lindsey

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval of the Site Plan Amendment cited above, subject to conditions, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.**

Amy Lindsey, Planner III, offered a multi-media presentation regarding Wildwood Shopping Center. Further information can be found in the Staff Report dated March 8, 2024.

Ms. Lindsey stated the Applicant is proposing to replace an existing freezer trailer with an 832-square-foot addition to serve as freezer space. The proposal also includes moving of location for an existing generator, a fire hydrant, and minor changes to the hardscape, including additional steps and minor reconfiguration of parking islands. Ms. Lindsey noted all changes are located in the loading area, at the rear of the development, and the proposed addition will not generate any additional person trips. Ms. Lindsey also discussed community concerns including the noise from the generator and disturbance from construction, specifically ants.

Lastly, Ms. Lindsey noted a modification to Condition Number 3 regarding total square footage for overall development of the site.

Nathan Ackerman, an individual, offered testimony regarding concerns for ant infestation, soil percolation, and odor.

Pat Harris of Lerch, Early, and Brewer offered brief comments on behalf of the Applicant regarding the minimal changes to the site and addressed the concerns regarding ant infestation.

The Board asked questions regarding need for relocation of the fire hydrant and size of the current freezer. Staff offered comments and responses to the Board's questions.

Mark Johnson of GLW Engineers offered comments and responses regarding reasoning for relocation of the fire hydrant.

**Item 9.            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.

*Topic to be discussed: East Capital Crescent Urban Rec Park.*

B. Sandberg/A. Fothergill

**BOARD ACTION**

**Motion:        Hedrick/Pedoeem**

**Vote:           5-0**

**Other:**

**Action:        Advice obtained with discussion. See the open session disclosure statement in Summary Section.**

**Item 10. The Great Seneca Plan: Connecting Life and Science Work Session #2**

*Staff Recommendation: Discuss the Great Seneca Plan and provide guidance to staff.*

M. Hill

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

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

Maren Hill, Planner III, offered a multi-media presentation regarding Work Session Number 2 for The Great Seneca Plan: Connecting Life and Science. Further information can be found in the Staff Report dated March 28, 2024.

Ms. Hill discussed the proposed modified language from the previous Work Session for page 67 regarding the Social Environment as well as newly proposed additional language regarding tree canopy cover percentage on page 72. The Board agreed with Staff's proposed language.

**Transportation**

Alex Rixey, Planner IV, gave an overview of the vision, policy guidance, existing conditions, transportation analysis, recommendations, and testimony received for the Life Sciences Center (LSC). Mr. Rixey also discussed collaboration efforts with Montgomery County Department of Transportation (MCDOT) and the State Highway Administration as well as MCDOT's comments and Staff's recommendations.

The Board asked questions regarding additional maintenance costs for proposed street grids, origins and destinations used for transportation metrics, timeframe and goals for potential MD Route 28 study, and benefits and concerns with the proposed shorter street grid metrics for Key West Avenue.

Staff, including Chief of Midcounty Planning, Carrie Sanders, offered comments and responses.

Andrew Bossi of MCDOT offered comments and responses regarding potential maintenance cost for proposed street grids as well as the benefits and concerns for shorter street grid metrics for Key West Avenue.

The Board held further discussion regarding the recommendation for a potential MD Route 28 study and it was determined Staff will bring the recommendation back to the Board in a future work session.

The Board agreed with all other recommendations proposed by Staff.

**Item 11. Operating Budget Discussion**

- A. Commissioners' Office
- B. Planning
- C. Parks
- D. CAS

T. Bacote-Charles/I. Branda/K. Warnick/N. Steen

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: The Board agreed by consensus to approve Staff recommendations for the proposed non-recommended reductions for restoration to meet the County Executive's recommended budget for their respective departments.**

Terri Bacote-Charles, Corporate Budget Director; Ilana Branda, Chief of Staff for the Planning Board Chair's Office; Karen Warnick, Chief of Management Services for Planning; and Nancy Steen, Parks Budget Manager, discussed the non-recommended budget reductions to meet the County Executive's recommended budget for their respective departments. Further information can be found in the Staff Report dated April 2, 2024.

**Commissioners Office**

The Board agreed with moving forward with Tier 1 non-recommended reductions for restoration.

**Planning Department**

The Board asked questions regarding the number of positions to be delayed in Tier 2, how many Master Plans would need to be pushed with Tier 1 funding, and if the number of Staff funded with Tier 1 would be sufficient.

Staff, including Acting Deputy Director of Planning, Bridget Broullire, offered comments and responses to the Board's questions.

The Board also offered comments regarding potential need for seed money to allocate funds for the Planning Department's future budget to lessen the burden of Master Plan work competing with staffing needs. The Board agreed with Planning Staff recommendations, as included in the Staff report.

**Parks Department**

The Board asked questions regarding the department's top priorities, potential need to move portion of Tier 2 reductions to Tier 1, and reasoning for mowers being placed as a lower priority.

The Board agreed to rename Tier 1 to Major Known Commitments, keep all of Tier 2, and fight to restore for as many reductions as possible.

**CAS**

Ms. Bacote-Charles, Deputy Executive Director, William Spencer, and Secretary-Treasurer, Gavin Cohen offered comments regarding staffing needs for Central Administrative Services (CAS).

The Board asked questions regarding additional clarity/reasoning for priority ranking within tiers, which positions would aid in implementing the ERP, timeframe for implementing the new ERP, and position lapses.

The Board agreed to moving forward with Tier 1 with prioritizing proposed staffing.