

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, March 21, 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, March 21, 2024, beginning at 9:04 a.m. and adjourning at 8:33 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 at 12:09 p.m. and reconvened in the auditorium and via video conference to return to open session at 1:05 p.m. to discuss Item 9 and the afternoon session of the Attainable Housing Strategies Public Listening Session, as reported in the attached Minutes.

The Planning Board recessed for dinner at 5:02 p.m. and reconvened in the auditorium and via video conference to return to open session at 7:08 p.m. for the evening session of the Attainable Housing Strategies Public Listening Session, as reported in the attached Minutes.

Chair Harris was necessarily absent for the evening session of the meeting.

There being no further business, the meeting adjourned at 8:33 p.m. The next regular meeting of the Planning Board will be held on Thursday, March 28, 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. Clarksburg Town Center Project Plan Amendment No. 91994004E – MCPB No. 24-025
2. Clarksburg Town Center Preliminary Plan Amendment No. 11995042E – MCPB No. 24-026
3. Clarksburg Town Center Site Plan Amendment No. 82007022I – MCPB No. 24-027
4. Clarksburg Town Center FCP No. F20230380 – MCPB No. 24-028
5. 7126 Wisconsin Avenue Sketch Plan Amendment No. 32019003A – MCPB No. 24-032
6. 7126 Wisconsin Avenue Preliminary Plan No. 120230020 MCPB No. 24-033
7. 7126 Wisconsin Avenue Site Plan No. 820230020 – MCPB No. 24-034

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Adopted the Resolutions cited above, as submitted.

B. Approval of Minutes

1. Minutes for February 8, 2024
2. Minutes for February 22, 2024

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0-1

Other: Commissioner Bartley abstained due to being absent.

Action: Approved Planning Board Meeting Minutes of February 8, 2024 and February 22, 2024, as submitted.

3. Minutes for February 15, 2024

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Planning Board Meeting Minutes of February 15, 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. 220220080, The Johns Hopkins University Belward Research Campus
LSC zone; 2 lots; located in the northeast quadrant of Darnestown Road (MD 28) and Muddy
Branch Road; Great Seneca Science Corridor Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: **Pedoeem/Hedrick**

Vote: **5-0**

Other:

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

Item 3. Regulatory Extension Requests (Public Hearing)

6540 Bradley Boulevard, Administrative Subdivision No. 620230110, Extension Request No. 2 - Second request to extend the review period, from March 28, 2024 to May 23, 2024.

Application to create two lots for a single-family detached unit on each lot; located at 6540 Bradley Boulevard (SW quadrant of the intersection of Bradley Boulevard and Hillmead Road), R-200 zone; 0.97 acres; 1990 Bethesda Chevy Chase Master Plan.

Staff recommendation: Approval of the extension request

M. Fuster

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

Paschal Land, Administrative Subdivision No. 620240080 and Preliminary/Final Forest Conservation Plan No. F20240270 – Regulatory Extension Request No. 1 - Request to extend the regulatory review period for four months until July 25, 2024.

An application to create one 5.09-acre lot for one existing detached dwelling unit; Located at 24724 Peach Tree Road, on the south side of Peach Tree Road, approximately 7,762 feet south of Old Hundred Road; 115.24 acres, AR zone, 1980 Preservation of Agriculture & Rural Open Space Functional Master Plan.

Staff recommendation: Approval of the extension request

J. Casey

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

A. Planning Director's Report
J. Sartori

B. Briefing: Demographic Profile of Women in Montgomery County
B. Sivasubramanian

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Montgomery Planning Director, Jason Sartori, offered a multi-media presentation regarding recent updates for the Planning Department.

Mr. Sartori discussed WMATA shutting down the redline from June-September and extended well wishes to Mollie "Molly" Jackson regarding her new opportunity within M-NCPPC in Prince George's County.

Bhavna Sivasubramanian, Research and Strategic Planning Associate, gave an overview of the demographic profile of women in Montgomery County in honor of Women's History Month. Ms. Sivasubramanian discussed the key demographic, economic, and employment characteristics of the female population in Montgomery County.

The Board asked questions regarding women's representation in the protective services occupations, commutes to work, and household composition.

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

Item 5. Briefing on County Executive Recommended FY25 Operating Budget

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

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Terri Bacote-Charles, Corporate Budget Director, offered a multi-media presentation regarding the County Executive's Recommended FY25 Operating Budget. Further information can be found in the Staff Report posted to the March 21, 2024 Agenda.

Ms. Bacote-Charles gave an overview of M-NCPPC's budget request for the different departments, offices, and funds as well as the County Executive's budget and non-recommended reductions.

The Board asked questions regarding the ALA Debt and requested further clarity regarding the non-recommended reductions.

Staff, including Planning Director Jason Sartori, offered comments and responses.

Item 6. Bradley Hills Conditional Use No. CU202411 (Public Hearing)

Request for conditional use approval for the continuation of an existing veterinary office/hospital use. Located at 7210 Bradley Boulevard, on the southeast side of Bradley Boulevard, approximately 230 feet southeast of its intersection with Redwood Avenue, Bethesda; zoned R-200, 1990 Bethesda-Chevy Chase Master Plan area.

Staff Recommendation: Approval with conditions and transmittal of comments to the Hearing Examiner.

A. Bossi

BOARD ACTION

Motion: Linden/Hedrick

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval to transmit comments to the Hearing Examiner, as stated in a transmittal letter to be prepared at a later date.

Adam Bossi, Planner III, offered a multi-media presentation regarding Bradley Hills Animal Hospital. Further information can be found in the Staff Report dated March 8, 2024.

Mr. Bossi stated the proposed application requests validation of the existing veterinary office/hospital use on the property under current applicable conditional use requirements of the Zoning Ordinance. Mr. Bossi further stated the application proposes no physical or functional changes to the property's existing residential use, nor to the existing veterinary office/hospital use and its associated business operations. Mr. Bossi also noted no new development is proposed, and all existing conditions are proposed to remain.

Mr. Bossi noted Staff received 35 letters of support and discussed modifications to Conditions 1.b and 1.f.

Elizabeth Rogers of Lerch, Early, and Brewer offered comments on behalf of the Applicant noting agreement with Staff's conditions as modified during the meeting.

Dr. Charles Weiss of Bradley Hills Animal Hospital, the Applicant, offered comments and a brief overview regarding the veterinary hospital.

The Board asked if the restrictions on employees would limit interns or volunteers, and Staff offered comments suggesting the Hearing Examiner make the determination to consider additional Staff for the veterinary hospital.

Item 7. JoAnn Leleck Elementary School Mandatory Referral No. MR2024007 and Final Forest Conservation Plan No. F20240370 (Public Hearing)

- A. Mandatory Referral No. MR2024007
- B. Final Forest Conservation Plan No. F20240370

Mandatory referral review for the replacement of the existing Joann Leleck Elementary School with a new school building and associated site features. Located at 710 Beacon Road, on the west side of Beacon Road, approximately 275 feet north of its intersection with Northampton Drive, Silver Spring; zoned R-60, 2000 East Silver Spring Master Plan.

Staff Recommendation: Approval with recommendations and transmittal of comments to Montgomery County Public Schools. Approval with Conditions of the Forest Conservation Plan.

A. Bossi

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval to transmit comments to Montgomery County Public Schools, as stated in a transmittal letter to be prepared at a later date.

B. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

Adam Bossi, Planner III, offered a multi-media presentation regarding the JoAnn Leleck Elementary School. Further information can be found in the Staff Report dated March 11, 2024.

Mr. Bossi stated the application proposes to redevelop the entirety of the property with a new, larger elementary school building accommodating up to 925 students and 164 facility and Staff, a new larger parking lot with 116 spaces, separated bus and student drop-off areas, outdoor play spaces, and a series of stormwater management facilities. Mr. Bossi noted some parking and stormwater facilities will continue to be located on M-NCPPC parkland at the site's northeast corner.

Maggie McLane, Montgomery Parks Natural Resources Specialist, gave an overview of the analysis for Broadacres Local Park, which will be impacted by the project as part of the school's parking lot is on park property. Ms. McLane stated the park will remain open throughout all phases of the project and described the improvements to Broadacres Local Park which include five dedicated parking spaces, a maintenance access path with a collapsible bollard, and an enhanced

Montgomery County Planning Board
Public Meeting Minutes of March 21, 2024

park entrance with planted stormwater facilities. Ms. McLane continued by discussing the Parks conditions for the project as well.

Mr. Bossi stated community correspondence was received noting concerns regarding the new school building massing and height, site access, parking, queuing, construction-related neighborhood impacts, and labor sourcing.

Lastly, Mr. Bossi noted a correction to Mandatory Referral Condition Number 7.

Father Brian Jordan of St. Camillus Church offered testimony noting concerns with traffic congestion, air quality, and labor sourcing.

Ken Futch of Montgomery County Public Schools (MCPS) offered comments regarding the Church's concerns with air quality and labor sourcing.

The Board asked questions regarding parking, park utilization, building footprint and massing, pedestrian park access, and potential future plans for connection of the Northwest Branch Trail to Broadacres Local Park.

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

Sean Lindaman of Clark Azar offered comments and responses regarding parking, current park utilization, and the building footprint.

Jim Determan of Craig Gaulden Davis Architecture offer comments regarding the current building design and park utilization.

Item 8. Urban Loading and Delivery Management Study Briefing

Staff will brief the Planning Board on the results of the Urban Loading and Delivery Management Study.

Staff Recommendation: Brief the Planning Board

E. Hisel-McCoy

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Elza Hisel-McCoy, Chief of Downcounty Planning, offered a multi-media presentation regarding the Urban Loading and Delivery Management Study. Further information can be found in the Staff Report dated March 7, 2024.

Mr. Hisel-McCoy stated existing conditions in downtown Bethesda were studied, as well as recent large-site developments including Downtown Crown in Gaithersburg, NoBe Market in North Bethesda, and Mosaic in Fairfax County, Virginia; and also identified current regulatory and administrative structures related to loading and deliveries. The study findings included documentation of urban loading and delivery management problems, challenges identified by stakeholder groups, analysis of current enforcement, a review of best practices, and lessons learned from site visits.

Mr. Hisel-McCoy also gave an overview of recommendations from the Study including loading and delivery management districts, reassessment and expansion of standards for off-street loading, expanded use of loading management plans, creation of a grid of streets and alleys, and conducting a curbside management study.

The Board asked questions regarding current zoning requirements for loading, what loading management plans include, comparisons to cities outside of the United States, and how easily parking spaces can be reduced and designated for loading.

Item 9. The Great Seneca Plan: Connecting Life and Science Work Session #1

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 1 for The Great Seneca Plan: Connecting Life and Science. Further information can be found in the Staff Report dated March 15, 2024.

Life Sciences Center

Ms. Hill discussed the vision for the Life Sciences Center as well as the goals for the built environment, land use approach, housing approach, and transportation approach.

Built Environment

Ms. Hill gave an overview of the built environment goals and Staff's recommendations in further detail for land use, zoning, and urban design and housing. Ms. Hill noted transportation and opportunity sites recommendations will be discussed in future work sessions.

The Board asked questions regarding clarification of the overlay zone, MPDU requirements, and potential for increased FAR.

Staff offered comments and responses. The Board agreed with Staff's proposed changes.

Social Environment

Ms. Hill gave an overview of the social environment goals and Staff's recommendations in further detail for the Key West Promenade and the Great Seneca Greenway. Ms. Hill discussed text modifications and additional language for both as well.

The Board asked questions concerning the Key West Promenade regarding implementation, operation and management, a potential MOU, and interim possibilities until the entire roadway is transformed.

Staff, including Park Planner III, Charles Kines, offered comments and responses to the Board's questions.

The Board agreed with Staff's proposed modifications, and Staff will bring additional language back to the Board to be reviewed in a future work session.

The Board suggested using the language "could be implemented" for additional language proposed by Staff for Great Seneca. The Board and Staff agreed with the wording change.

Natural Environment

Steve Findley, Planner IV, gave an overview of the natural environment goals and approach as well as Staff's recommendations.

The Board asked questions regarding requirements for on-site percentage of forest and potential expiration date for green cover and tree canopy requirements.

Staff offered comments and responses.

The Board agreed with Staff's proposed language.

Economic Competitiveness

Ms. Hill noted there were no changes to this section but listed the goals for the Board.

Quince Orchard and Oakmont and Walnut Hill

Ms. Hill gave an overview of Staff's recommendations and modified/additional language in further detail, and the Board agreed with Staff's language.

McGowan Property

The Board asked questions regarding proximity to Gaithersburg expansion limits, how the property interacts with Corridor Forward: The I-270 Transit Plan, and reasoning for R-200 zoning change.

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

The Board requested further details regarding the property and Staff stated further review would be done and the item would be brought back to the Board in a future work session.

Clopper Road

Lastly, Ms. Hill discussed additional language regarding the Clopper Road recommendation and the Board agreed with Staff.

Attainable Housing Strategies Public Listen Session – Afternoon Session - Part 1 (Public Hearing)

L. Govoni

BOARD ACTION

Motion:

Vote:

Other:

Action: Received testimony.

The Public Hearing began at 3:27 p.m. Ben Berbert, Planner III, offered a multi-media presentation and gave a brief overview of the Attainable Housing Strategies, three scales of development, and examples of housing units for each of the scales. Further information can be found in the Staff Report found under the Agenda for March 21, 2024.

The following individuals offered testimony:

In Person:

Irene Lane (Town of Chevy Chase)
Timothy Ernst (Individual)
David Barnes (Edgemoor Citizens Association)
James Olson (Action in Montgomery)
Carrie Kisicki (Coalition for Smarter Growth)
Dan Reed (Greater Greater Washington)
George Leventhal (Purple Line Corridor Coalition)
Christopher Vroome (Individual)

Virtual via Microsoft Teams:

Ralph Bennett (Affordable Housing Conf of Mont. Co.)
Kimblynn Persaud (EPIC of MoCo)
Andy Leon Harney (Section 3 of the Village of Chevy Chase)
Tony Byrne (Individual)
Jon Lourie (Individual)
Ellen Rader (Individual)
Liz Brent (Individual)
Barb Siegel (Individual)
Steven Kraft (Individual)
Stu Simon (Individual)
Jacob Goldberg (Individual)
Gray Kimbrough (Individual)
Jill Lomaz (Individual)
Robera Taissa (Individual)
Robert Goldman (Individual)
Leah Michaels (Individual)

Montgomery County Planning Board
Public Meeting Minutes of March 21, 2024

Griffin Benton (Maryland Building Industry Association)
Brenda Freeman (Individual)

George Leventhal, Liz Brent, and Gray Kimbrough offered multi-media presentations during testimony.

The Public Hearing ended at 5:02 p.m.

Attainable Housing Strategies Public Listen Session – Evening Session - Part 2 (Public Hearing)

L. Govoni

BOARD ACTION

Motion:

Vote:

Other:

Action: Receive testimony.

The Public Hearing began at 7:08 p.m. Ben Berbert, Planner III, offered a multi-media presentation and gave a brief overview of the Attainable Housing Strategies, three scales of development, and examples of housing units for each of the scales. Further information can be found in the Staff Report found under the Agenda for March 21, 2024.

The following individuals offered testimony:

In Person:

Adam Pollock (Individual)
Jordan Day (Individual)
Carolyn Lampila (Individual)
Michael Larkin (Montgomery For All)
Mike English (Individual)
Jane Lyons-Raeder (Individual)
Jeffrey Endick (Individual)
Graham Reid (Individual)
Jake Goodman (Action Committee for Transit)

Virtual via Microsoft Teams:

Brian OLooney (Individual)
Matt Pacinelli (Citizens Coordinating Committee on Friendship Heights)
Dan Wilhelm (Greater Colesville Citizens Assoc.)
Carter Dougherty (Individual)
Tushar Kansal (Individual)
Michael Dutka (Individual)
Brandi Panbach (Individual)
Benjamin Bradley (Individual)
Martin Posthumus (Individual)
Kevin Shen (Individual)
Jonathan Robinson (Affordable Maryland PAC)
Eneshal Miller (Homelessness Prevention Disability Housing)
Michael DeLong (Individual)
Robert Fares (Individual)

Montgomery County Planning Board
Public Meeting Minutes of March 21, 2024

Tushkar Kansal offered multi-media presentation during testimony.

The Public Hearing ended at 8:33 p.m.