



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, June 29, 2017, at 8:57 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 8:09 p.m.

Present were Chair Casey Anderson, Vice Chair Marye Wells-Harley, and Commissioners Norman Dreyfuss and Natali Fani-González. Commissioner Gerald R. Cichy joined the meeting at 9:53 a.m. during discussion of Item 2.

Item 1 is reported on the attached agenda.

The Board recessed at 8:58 a.m. and convened in Closed Session at 9:03 a.m. to take up Item 2, 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 9:03 a.m. in the in the 3rd floor conference room on motion of Commissioner Fani-González, seconded by Commissioner Dreyfuss, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss and Fani-González voting in favor of the motion, and Commissioner Cichy absent. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(i) the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction.

Also present for the meeting was Parks Department Director Mike Riley.

There was no Technical Writer present during discussion of Item 2.

The Closed Session meeting was adjourned at 10:34 a.m., after which the Board recessed for a scheduled tour of the Grosvenor-Strathmore Metro Area Minor Master Plan area.

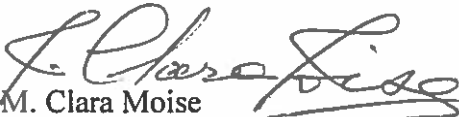
Following the tour, the Board re-convened in the auditorium at 1:34 p.m.


Items 3 through 8 are reported on the attached agenda.

Commissioner Dreyfuss left for the day at 2:56 p.m. following discussion of Item 4.

The Board recessed for dinner at 5:35 p.m. and reconvened in the auditorium at 6:10 p.m. to receive testimony for Item 9 – Public Hearing for the Grosvenor-Strathmore Metro Area Minor Master Plan Amendment.

There being no further business, the meeting was adjourned at 8:09 p.m. There is no Planning Board meeting scheduled for July 6, 2017. The next regular meeting of the Planning Board will be held on Thursday, July 13, 2017, in the Montgomery Regional Office in Silver Spring, Maryland.


M. Clara Moise
Sr. Technical Writer/Editor


James J. Parsons
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, June 29, 2017
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. 220140970, Rolling Stone

R-200 zone, 1 lot; located on the north side of Bonifant Road, 300 feet west of Piping Rock Drive; Cloverly Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220170890 & 220170900, West Side at Shady Grove Metro

CRT zone, 16 lots; located on the west side of Crabbs Branch Way, 800 feet south of Shady Grove Road; Shady Grove Sector Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: CICHY ABSENT

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

***C. Other Consent Items**

1. The Guardian Building, Extension Request for Sketch Plan No. 320170080 --- CR 5.0 C 4.0 R 4.75 H 145T Zone, 0.36 acres, Request for extension of review period for redevelopment of the existing office building to a mixed-use development with up to 142,414 square feet of residential uses, for up to 177 multi-family units (including 12.5% MPDUs) and up to 7,496 square feet of non-residential uses; located at 8605 Cameron Street at the southeast intersection with Georgia Avenue, Silver Spring CBD Sector Plan.

Staff Recommendation: Approval of the Extension Request

2. 8600 Georgia Avenue, Extension Request for Sketch Plan Amendment 32017005A, Preliminary Plan Amendment 12017004A and Site Plan 820170070 --- CR 5.0 C 4.0 R 4.75 H 145T Zone, 0.87 acres, Request for extension of review period for construction of a hotel with up to 147,440 square feet of non-residential development, for up to 178 rooms; located at northwest corner of the intersection of Georgia Avenue and Colesville Road, Silver Spring CBD Sector Plan.

Staff Recommendation: Approval of the Extension Request

BOARD ACTION

**Motion: 1. WELLS-HARLEY/FANI-GONZÁLEZ
2. DREYFUSS/WELLS-HARLEY**

Vote: Yea: 4-0

Nay:

Other: CICHY ABSENT

Action: 1. Approved staff recommendation for approval of the Sketch Plan Extension cited above.

2. Approved staff recommendation for approval of the Sketch Plan Amendment, Preliminary Plan Amendment, and Site Plan Extensions cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of June 15, 2017

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: CICHY ABSENT

Action: Approved Planning Board Meeting Minutes of June 15, 2017, as submitted.

2. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(i), the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

***3. Parkview at Aspen Hill, Preliminary Plan No. 120170030** --- Request to create three lots for: a proposed 120-unit senior living facility, including 108 units at or below 30%-60% Area Median Income; a 6,500-square-foot addition to the existing church; and an existing detached house to remain. 11.70 acres in the RE-2 Zone, located at 3132 Bel Pre Road, Silver Spring within the Aspen Hill Master Plan area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Preliminary Plan cited above, subject to revised conditions discussed during the meeting, and adopted the attached Resolution.

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan request to subdivide a property to accommodate two existing structures and a new independent living facility. The 11.7-acre property, identified as unrecorded parcel P776, is located on the south side of Bel Pre Road, approximately 1,300 feet east of its intersection with Connecticut Avenue, and is zoned Residential Estate within the Aspen Hill Master Plan area. The property is currently improved with the 15,500-square foot Wheaton Seventh-Day Adventist Church, associated surface parking, and a detached house that serves as the pastor’s residence. Both existing structures are accessed from Bel Pre Road via a driveway on the east side of the property. Staff added that on January 17, the Hearing Examiner approved a Conditional Use request for an independent living facility with up to 120 units.

The applicant proposes to subdivide the property into three lots: 3.98-acre Lot 2 for the existing church, 2.04-acre Lot 3 for the detached house, and 5.68-acre Lot 1 for the construction of a four-story, 115,000 square-foot affordable independent living facility for up to 120 units for seniors who are 62 years of age or older. Staff noted that 108 of the units will be affordable for residents at or below 60 percent of the Area Median Income (AMI). The applicant also proposes to remove the portion of the existing driveway that is located on Lot 1, and to construct a new driveway on the western portion of proposed Lot 2 to provide access to the church and the proposed independent living facility from Bel Pre Road. The detached house will continue to be served by the existing driveway. The proposed facility will provide a total of 115 surface parking spaces to be located on the north and east sides of the building, with five short-term and ten long-term bicycle spaces located on the north and west side of the building. The applicant also

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***3. Parkview at Aspen Hill, Preliminary Plan No. 120170030**

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proposes to build a 6,500-square foot addition to the existing church, which will be used as an assembly area, and to reconfigure the existing 100-space church parking lot to provide 130 parking spaces. The existing detached house associated with the church will remain unchanged.

Staff then discussed the proposed Final Forest Conservation Plan, noting that the applicant proposes to remove 0.16 acres of the 0.46 acres of existing forest for the construction of a paved walking path, resulting in a 2.22-acre reforestation and afforestation requirement that will be met through 0.93 acres of supplemental planting and invasive species removal within existing tree cover areas, 0.75 acres of onsite forest planting, and 0.06 acres of landscape credit. The remaining 0.48 acres of reforestation and afforestation will be met off-site through the purchase of forest conservation bank credits. The applicant has also submitted a variance request to remove six trees and impact six more. The removal of the six trees will be mitigated through the onsite planting of 19 trees. Staff supports the variance request.

Ms. Patricia Harris, attorney representing the applicant, offered comments, and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

4. **A Happy Child Care Nest, Conditional Use No. 17-14** --- Request for conditional use approval for a Day Care Center for 30 children located at 17505 Park Mill Drive, Derwood, in the R-200 zone within the Gaithersburg Vicinity Master Plan area.

Staff Recommendation: Denial

(NOTE: Action required for Hearing by Hearing Examiner on July 21, 2017)

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 5-0

Nay:

Other:

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

Planning Department staff offered a multi-media presentation and discussed a proposed Conditional Use request to increase the maximum number of children at an existing daycare facility. The 15,000-square foot property, identified as Lot 8, Block G of the Mill Creek Towne Subdivision, is located on the southeast side of Park Mill Drive, and is zoned Residential in the Gaithersburg Vicinity Master Plan area. Although the property fronts on both Park Mill Drive and Shady Grove Road, vehicle access is available only from Park Mill Drive via an existing 62-foot long driveway that varies in width from 12 to 16 feet with room to accommodate four tandem vehicles. Staff noted that there are currently no public sidewalks along this segment of Park Mill Drive. The property is currently developed with a two-story detached house that consists of 2,390 square feet of above-grade living area and 660 square feet located in a finished basement that is currently used as a daycare facility for up to eight children. Staff noted that the Montgomery County Department of Permitting Services (DPS) has approved and issued the applicant a use and occupancy permit for a daycare for up to 12 children. Although the property is owned by the applicant, the house is currently occupied by an employee of the existing daycare facility.

The applicant proposes an expansion of the existing daycare to allow up to 30 children. In order to provide more space for the proposed expanded facility, the applicant proposes to remove a portion of a patio located in the rear yard and build a 468-square foot addition to the house, providing a total of approximately 1,128 square feet for the facility. The expanded facility would continue to operate Monday through Friday from 7:00 a.m. to 6:30 p.m. Pick-up and drop-off times will be staggered, with a maximum of six vehicles present on-site during pre-determined ten-minute periods at peak morning and evening hours. The application states that seven employees will staff the facility, with staggered arrival and departure times. To accommodate

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4. A Happy Child Care Nest, Conditional Use No. 17-14CONTINUED

parking, the applicant proposes to install a semi-circular driveway in the front yard of the property, for which the Montgomery County Department of Permitting Services (DPS) has approved an additional curb cut. The parking plan for the application states that with the proposed semi-circular driveway and two proposed resident parking spaces to be located between the house and less than two feet from the adjacent property line to the south, for which the applicant has requested a parking waiver for relief from the 24-foot parking setback requirement, the site will be able to accommodate off-street parking for ten cars. Staff disputes this claim, noting that with all ten proposed spaces occupied, eight cars will be blocked in, with one of the vehicles blocking the walkway to the front door of the house. The applicant has indicated that only three non-resident employees will require parking, with the remaining staff either taking public transportation or getting dropped off. The applicant has offered several alternatives to the proposed on-site parking, which include allowing on-street parking, limiting on-street parking to only the east side of Park Mill Road, requiring staff to park a minimum of 200 feet from the site, requiring the resident employees to park their vehicles on the street during hours of operation, and requiring staff and possibly the resident employees to park at the terminus of Mill Run Drive at the Mid-County Highway. The Montgomery County Office of Zoning and Administrative Hearings has forwarded to staff over 30 letters from neighbors who are opposed to the application. Their concerns include increased traffic, the proposed semi-circular driveway in the front yard, potentially decreased property values, parking issues along Park Mill Drive, noise from children playing outside, and the lack of sidewalks on Park Mill Drive.

Staff stated that the proposed use is incompatible with the neighborhood and recommended denial of the application on the grounds that the intensity of the proposed use, with over 30 vehicle trips generated during peak hours, is not appropriate for a substandard secondary residential road without sidewalks. Staff also noted the lack of an adequate on-site parking and drop-off/pick-up area; a Montgomery County Department of Transportation (DOT) recommendation against street parking, grass parking, or allowing parking in a dead end; and that the existing house currently does not meet side setback requirements, making the requested waiver for parking setback requirement inappropriate for this setting. Staff added that the existing approval for a 12-child daycare facility is the appropriate intensity for the neighborhood.

Ms. Robin Rice, the applicant, offered comments regarding proposed parking options, and disagreed with the staff recommendation.

The following speakers offered testimony: Mr. G. Macy Nelson, attorney representing an adjacent property owner and two other residents; Ms. Patricia Labuda, representing the Greater Shady Grove Civic Alliance; Mr. Tom Johnson, adjacent property owner; Mr. Richard Feldman of Mill Creek Drive; Mr. Jeremy Pelter of Park Mill Drive; Mr. James Snee, representing the Greater Shady Grove Civic Alliance; Ms. Sheryl Greenfield of Caddy Drive; Ms. Barbara

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4. A Happy Child Care Nest, Conditional Use No. 17-14

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Feldmann, adjacent property owner; Ms. Kathleen Mason of Park Mill Drive; Ms. Nahid Kiani, confronting property owner; Ms. Margaret Sword of Vinyard Lane; Mr. Serge Trian of Mill Creek Drive; Ms. Joella Seymour of Mill Creek Drive; Mr. Donald Mowbray of Cliffbourne Lane; Ms. Jean Nodine of Park Mill Court; Ms. Carol Hyland of Mill Creek Drive; Mr. Joseph Arbaiza of Mill Run Drive; Ms. Ginger Byrd of Parkers Farm Lane; Ms. Wendy Epstein of Mill Creek Drive; Ms. Kane Lewis of Caddy Drive; Mr. Mark Ruddock of Mill Creek Drive; Mr. Don Ackad of Wild Flower Court; Ms. Elaine French of Mill Creek Drive; Ms. Carol Gannon of Park Mill Drive; Ms. Trina Larson of Hoover Farm Drive; Mr. Kevin Miller of Vinyard Court; and Mr. Marvin Schwartz of Cliffbourne Lane.

There followed extensive Board discussion with questions to staff and Ms. Rice.

***5. Bradford's Landing, Site Plan No. 820170060** --- Request for 222 new townhouse units and 22 one-family detached units including 25% MPDUs, R-200/TDR-7; 28.3 gross acres; located on Norbeck Road, 1000 feet east of Coolidge Ave, Olney Master Plan.

Staff Recommendation: Approval with conditions and Adoption of the Resolution

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the Site Plan cited above, subject to revised conditions discussed during the meeting, and adopted the attached Resolution.

Planning Department staff offered a multi-media presentation and discussed a proposed Site Plan request to construct a residential development of attached and detached single-family dwelling units. The 28.3-acre property is located on the north side of Norbeck Road (MD28), approximately 1,000 feet east of its intersection with Coolidge Avenue, and is zoned Residential/Transferable Development Rights (TDR) within the Olney Master Plan area. The site is comprised of several residential properties with open lawns, single-family homes, and associated outbuildings, a limited number of which are accessed via Bradford Road, with the remaining properties having direct access to MD28.

The applicant proposes to remove all existing buildings and structures on the property, and construct 244 dwelling units consisting of 22 single-family detached units and 222 single-family attached units, including 61, or 25 percent, Moderately Priced Dwelling Units (MPDUs), and 143 TDRs, resulting in a density bonus of 22 percent. Following the removal of the existing Bradford Road access point, full-movement access to MD28 will be provided via proposed Public Road A. The site will also share other access points to MD28 with the adjacent Greenbriar at Norbeck Crossing development to the west via extensions of existing public roads Doc Berlin Drive and Coolidge Avenue. The applicant will provide 7.19 acres of common open space area, to be located mainly along the northern and central portions of the site, with additional open space provided along the southern and eastern portion. Other proposed amenities will include a dog park, a multi-age playground, a large open play area, a multi-purpose trail, and a network of six-foot wide natural surface trails. The applicant is also actively pursuing two offsite hard-surface trail connections to East Norbeck Local Park, with one to run along the northern side of the site through County-owned property to an existing pedestrian bridge within the park. The other trail will access the site at the mid-point of the eastern property line, and run through the

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***5. Bradford's Landing, Site Plan No. 820170060**CONTINUED

Existing Pepco property to access the same pedestrian bridge. The proposed stormwater management facilities will also be enhanced with amenity features. Staff addressed community concerns received during the Preliminary Plan review, noting a Maryland State Highway Administration (SHA) pedestrian improvement project along the south side of MD28 to construct an Americans with Disabilities Act (ADA) compliant sidewalk from Georgia Avenue east to Bailey's Lane, and install a crosswalk and signal at Bailey's Lane. Also, pedestrian signal heads and marked crosswalks will be installed at the intersection of MD28 and Norbeck Boulevard, and the sidewalk along the north side of MD28 will be extended west to the eastern property line of the site. The applicant will also provide additional landscape screening along the western edge of the site to increase privacy. Staff noted that no further community correspondence was received during the Site Plan review. Staff also briefly discussed minor revisions and corrections to the staff report and conditions of approval.

Staff then discussed the proposed Final Forest Conservation Plan (FFCP), noting that the site currently contains 3.85 acres of existing forest, with the applicant proposing to remove 3.33 acres and to save 0.52 acres, resulting in a 7.45-acre afforestation/reforestation requirement. The applicant proposes to meet this requirement with 4.69 acres of onsite forest planting within a proposed Category I Conservation Easement on the northern portion of the site, and 2.76 acres of offsite planting at an approved forest mitigation bank. The applicant is also requesting a variance to impact three trees and remove 37 more, 24 of which are located outside of the forest cover. As mitigation, the applicant proposes to plant 77 trees onsite. Staff supports the variance request.

Mr. Bob Harris, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Mr. Craig Kazanjian, member of the applicant's team, also offered comments.

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

***6. Victory Haven -- Preliminary Plan No. 120170200 & Site Plan No. 820170040**

A. Preliminary Plan 120170200: Create one lot for up to 72 apartments of Independent Living for Seniors, including 15% MPDUs, located on the south side of Main Street (MD 108), approximately 500 feet east of the intersection with Woodfield Road; 3.3 acres, CRT 1.0 C-0.5 R-0.5 H-55T; 2006 Damascus Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Site Plan 820170040: Construct a 74,060-square foot apartment building for 72 units of Independent Living for Seniors, including 15% (11) MPDUs, and associated site improvements, located on the south side of Main Street (MD 108), approximately 500 feet east of the intersection with Woodfield Road; 3.15 acres, CRT 1.0 C-0.5 R-0.5 H-55T; 2006 Damascus Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: **A. CICHY/WELLS-HARLEY**
 B. CICHY/WELLS-HARLEY

Vote:
 Yea: **A. & B. 4-0**

Nay:

Other: **DREYFUSS ABSENT**

Action: **A. Approved staff recommendation for approval of the Preliminary Plan cited above, subject to conditions, and adopted the attached Resolution.**
 B. Approved staff recommendation for approval of the Site Plan cited above, subject to revised conditions, and adopted the attached Resolution.

In keeping with the June 16 technical staff report, Planning Department staff offered a multi-media presentation and discussed Preliminary and Site Plan requests to create one lot for up to 72 apartments for Independent Living for Seniors, including 15 percent Moderately Priced Dwelling Units (MPDUs). The 3.5-acre property is located on the south side of Main Street (MD 108), approximately 500 feet east of its intersection with Woodfield Road in the Damascus Master Plan area. Staff noted that the site is currently partially forested and partially cleared. At the southern edge of the property are located approximately 38 parking spaces perpendicular to New Church Street, constructed on an easement granted to the Methodist Church adjacent to the site. Also, in the southeastern corner is an existing lit path that connects the main buildings of the church with an associated youth center. The property is moderately sloped with the elevation at the southern boundary approximately 24 feet higher than at the northern side. The property is

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***6. Victory Haven -- Preliminary Plan No. 120170200 & Site Plan No. 820170040**CONTINUED

within the Patuxent River Watershed and there is approximately 1.56 acres of existing forest located in the northeastern area, which includes several large trees. There are no steep slopes, highly erodible soils, streams, wetlands, floodplains or stream buffers on or immediately adjacent to the property. The proposed building will be primarily a four-story tall apartment building, shaped like an L, with a short three-story tall end fronting on MD108, approximately 20 feet from the right-of-way edge.

Staff also discussed the Forest Conservation Plan, as part of the Site Plan request and noted that a Preliminary/Final Forest Conservation Plan (FCP) was submitted and has a total of 3,76-acre net tract area, which includes the 3.3 acres for the subject site and 0.46 acres of off-site disturbance due to the construction of a sewer line, a stormwater outfall and road improvements. All 1.56 acres of forest on the site will be removed, which generates a 1.71-acre reforestation requirement. The applicant proposes 0.34 acres of on-site landscape credit, and 1.37 acres of off-site credit, either as credits purchased from an approved forest bank or by a fee-in-lieu of payment. The landscape credit area is located in the southern portion of the property and will be placed in a Category II Conservation Easement. The applicant also submitted a tree variance request and staff finds that there would be an unwarranted hardship if a variance were not granted.

Mr. Jody Kline, attorney for the applicant, introduced Ms. Leila Finucane, Ms. Amy Zhou, and Messrs. Jeff Bladewell, Ed Novak, and Damien Orobona, members of the applicant's team, offered brief comments and concurred with the staff recommendation.

Mr. Ed Novak, the applicant, offered brief comments.

Ms. Amy Zhou, member of the applicant's team, addressed the stated concerns of Vice Chair Wells-Harley and Commissioner Fani-González regarding the need for additional outdoor amenities for the senior residents.

Mr. Jeff Bladewell of Victory House also offered comments.

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

*7. **8912 Liberty Lane, Preliminary Plan No. 120170070** --- Request to create two (2) lots from one (1) platted lot; located at 8912 Liberty Lane, 1.16 acres, R-90 Zone, 2002 Potomac Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

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

Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan request to create two lots from a 1.16-acre platted lot located on Liberty Lane in the Potomac Sub-Region Master Plan area. Staff noted that the neighborhood consists of 46 lots, includes only properties that are recorded by plat in the Residential (R-90) zone, are adjacent to the subject property, and are within a reasonable distance from the site to provide adequate sampling of comparable lots. The proposed lots are of the same character as existing lots in the neighborhood with respect to the alignment criterion. Staff also noted that two letters were received from neighborhood residents expressing concerns regarding a proposed stormwater management system.

Mr. George Warholic, representing the applicant, offered brief comments and concurred with the staff recommendation.

The following speakers offered testimony: Ms. Janet Svirsky; Mr. Gerald Krizan; Mr. Roy Jack, all of Liberty Lane and adjacent property owners, and Mr. Ronald Mijan of Rye Lane, representing an adjacent property owner on Liberty Lane.

At the Board's request, Mr. Mark Etheridge, Manager of the Water Resources Section at the Department of Permitting Services (DPS) offered comments and clarification.

Legal Counsel to the Planning Board also added that determining the placement and necessity to have a stormwater management system is under the purview of DPS for the review and issuance of building permits

There followed a brief Board discussion with questions to staff, Mr. Etheridge and some of the speakers.

8. Master Plan of Highways and Transitways – Update on Work Effort and Schedule*Staff Recommendation: Briefing***BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing followed by discussion.**

Planning Department staff offered a multi-media presentation and briefed the Planning Board on the Master Plan of Highways and Transitways (MPHTW) update. Staff noted that this is the first major revision to the MPHTW since 1955. The goal of this update is to produce a comprehensive plan containing updated information on the County's existing and master planned transportation network. The plan will also contain changes to roadway classifications made by area master plans and sector plans since the last update, modifications required by the County Council's adoption of the Montgomery County Road Code, as well as a handful of corrections. Staff noted that the most recent Master Plan of Highways was approved by the Full Commission in 1955. Transportation recommendations made in other functional master plans or sector plans, and any master plan amendments modify the MPHTW on an incremental basis. As such, this plan is an evolving document. The positive side of this is that transportation needs are addressed on a local level as part of the Master Planning process. The negative side is that the ability to keep the MPHTW current on a timely basis is a challenge. However, as part of this update, staff will be proposing a regular schedule of annual or biennial updates moving forward.

There followed a brief Board discussion with questions to staff.

9. Grosvenor-Strathmore Metro Area Minor Master Plan Amendment – Public Hearing

Staff Recommendation: Receive public testimony on the Public Hearing Draft of the Grosvenor-Strathmore Metro Area Minor Master Plan Amendment

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received testimony.

A VERBATIM TRANSCRIPT OF THIS ITEM IS AVAILABLE IN THE MONTGOMERY COUNTY REGIONAL OFFICE OF THE PARK AND PLANNING COMMISSION IN SILVER SPRING, MARYLAND.