



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, January 31, 2019, at 2:30 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 6:40 p.m.

Present were Chair Casey Anderson, and Commissioners Natali Fani-González, Gerald R. Cichy, and Tina Patterson.

Vice Chair Norman Dreyfuss was necessarily absent.

Items 1 and 2 are reported on the attached agenda.

The Board recessed at 2:50 p.m. and convened in Closed Session 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 2:55 p.m. in the 2nd floor conference room on motion of Commissioner Cichy, seconded by Commissioner Fani-González, with Chair Anderson, and Commissioners Fani-González, Cichy, and Patterson voting in favor of the motion, and Vice Chair Dreyfuss absent. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(1), discussion of personnel matter; and §3-305(b)(7), to consult with counsel to obtain legal advice.

Also present for the meeting were Director Michael Riley, Deputy Director John Nissel, and Kristi Williams of the Parks Department; General Counsel Adrian Gardner and Principal Counsel William Dickerson of the Legal Department; Chief Darryl McSwain of the Montgomery County Park Police; and Clara Moise of the Commissioners' Office.

In Closed Session the Board received briefing and discussed an ongoing Park Police investigation.

The Closed Session meeting was adjourned at 3:50 p.m.

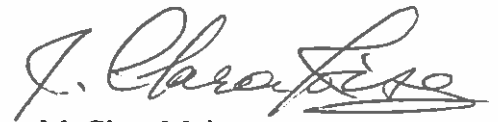
The Board reconvened in the auditorium at 3:55 p.m.

Items 3 and 4, and Items 7, 5, and 6 discussed in that order, are reported on the attached agenda.

There being no further business, the meeting was adjourned at 6:40 p.m.

The Planning Board Commissioners then attended a dinner meeting with the Historic Preservation Committee Board members at 7:00 p.m. in the 3rd floor conference room.

The next regular meeting of the Planning Board will be held on Thursday, February 7, 2019, in the Montgomery Regional Office in Silver Spring, Maryland.



M. Clara Moise
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, January 31, 2019
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. 220190320, Forest Glen Investment Company's Subdivision of Josephs Park -- R-60 zone, 1 lot; located at the intersection of Caney and Kimball Place, 435 feet north of Forest Glen Road; Forest Glen Sector Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220190410, Briggs Chaney Estates -- RE-2C zone, 1 lot; located on the south side of Briggs Chaney Road, 1130 feet east of Lear Lane; Cloverly Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

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

***C. Other Consent Items**

1. Westwood Shopping Center, Regulatory Extension Request No. 2

A. Preliminary Plan No. 120170170, Westwood Shopping Center: CRT 1.0 C 0.25 R 1.0 H 45, CRT 1.5 C 0.5 R 1.25 H 75 CRT 2.5 C 0.5 R 2.0 H 75, CRT 2.5 C 0.5 R 2.0 H 110 and CRT 2.0 C 0.75 R 1.25 H 60 zones, 23 acres, Second request to extend review for multiple lots for a maximum of 176,232 square feet of new non-residential development and up to 654,000 square feet of residential development, including 106 one-family attached dwelling units and 410 multi-family dwelling units, with 12.5 percent MPDUs; located along the east and west sides of Westbard Avenue between Ridgefield Road and Westbard Circle and northeast quadrant of Westbard Avenue and Ridgefield Road; 2016 Approved and Adopted Westbard Sector Plan.
Staff Recommendation: Approval of Extension

B. Site Plan No. 820180190, Westwood Shopping Center: CRT 2.0 C 0.75 R 1.25 H 60 zones, 12.4 acres, Second request to extend review for mixed-use development for up to 369,292 square feet of residential uses (up to 200 multi-family units and 72 townhouse units) and up to 171,232 square feet of non-residential uses; located along the east and west sides of Westbard Avenue between Ridgefield Road and Westbard Circle and northeast quadrant of Westbard Avenue and Ridgefield Road; 2016 Approved and Adopted Westbard Sector Plan.
Staff Recommendation: Approval of Extension

BOARD ACTION

Motion: A. & B. PATTERSON/CICHY

Vote:

Yea: A. & B. 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the Westwood Shopping Center Regulatory Extension Request No. 2 for the Preliminary and Site Plans cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of January 17, 2019

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 3-0

Nay:

**Other: PATTERSON ABSTAINED
DREYFUSS ABSENT**

Action: Approved Planning Board Meeting Minutes of January 17, 2019, as submitted.

2. Roundtable Discussion

- ~~Parks Director's Report~~ **POSTPONED**

2. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(1) discussion of personnel matter and (b)(7) to 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.

3. Energized Public Spaces Design Guidelines, Planning Board Worksession #1- Urban Parks & Public Spaces Design Guidelines.

Staff Recommendation: Present and Seek Approval on Revisions to the Working Draft Document

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Action: Received briefing from Parks Department staff regarding proposed revisions to the Urban Parks and Public Spaces Design Guidelines portion of the Energized Public Spaces Design Guidelines Working Draft Document.

Parks Department staff offered a multi-media presentation and briefed the Planning Board on the proposed revisions to the working draft of the Energized Public Spaces Design Guidelines. Staff noted that in 2018, in conjunction with the approval and adoption of the *Energized Public Spaces Functional Master Plan (EPS Plan)*, staff began conducting monthly meetings with the Urban Parks Advisory Group and Parks and Planning Departments staff to discuss a companion document to the EPS Plan known as the *Energized Public Spaces (EPS) Design Guidelines*, previously discussed at a Planning Board meeting as *Urban Parks and Public Spaces (UPPS) Design Guidelines*. Staff added that as Montgomery County and the region continues to grow, the biggest challenge is to provide adequate parks and public spaces where land is already scarce and expensive. With the increased competition for land, urban parks and public spaces should accommodate multiple and complementary functions within a network of smaller central spaces. By integrating efforts and preventive measures from different stakeholders, we can effectively utilize scarce and expensive resources and reduce the strain on existing failing infrastructure. The Guidelines will be used to give overall guidance to stakeholders including planners, designers, decision-makers, developers, land owners, and the public on how to design the network of privately and publicly owned, publicly accessible parks and public spaces within the adopted EPS Plan Study Area.

Staff then discussed the vision of the EPS Plan for stronger, healthier, and happier communities in the County, especially in areas where the most people live, so that everyone can walk and have access to a public space to enjoy the outdoors. Staff discussed proposed revisions based on comments received from stakeholders, the advisory group, and designers. Staff added that the EPS Plan provides design guidance for the urban park typology described in the *2017 Parks, Recreation, and Open Space (PROS) Plan*, and focuses on the design quality of existing and proposed parks and public spaces in the *EPS Plan Study Area*. The *EPS Design Guidelines* will provide overall direction for the urban park typologies design including the function, type of experiences, key features, context, and site access and connectivity. The expected outcome is to create inviting, easily accessible, attractive, comfortable, and safe urban parks and public spaces.

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3. Energized Public Spaces Design Guidelines, Planning Board Worksession #1--- Urban Parks & Public Spaces Design Guidelines.

CONTINUED

Planning Department staff also offered comments and answered questions from the Planning Board.

There followed a brief Board discussion with questions to staff during which the Planning Board instructed staff to schedule another meeting to review the updated Working Draft document, including the Planning Board's comments and recommendations discussed during the meeting.

4. FY19 Resource Conservation Plan and Annual Business Recycling and Waste Reduction Report Presentation---Required annual presentation of the Resource Conservation Plan and Annual Business Recycling and Waste Reduction Reports. The presentation includes recycling, solid waste, energy expenditures, and budgeting forecast. Presentation will also highlight sustainability and energy/water conservation efforts.

Staff Recommendation: Approval of Resource Conservation Plan and Annual Business Recycling and Waste Reduction Reports

BOARD ACTION

Motion: FANI-GONZÁLEZ/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the **FY19 Resource Conservation Plan and Annual Business Recycling and Waste Reduction Report.**

Parks Department staff and Mr. Richard Anderson of CQI Associates, offered a multi-media presentation and discussed the FY19 Resource Conservation Plan and Annual Business Recycling and Waste Reduction Report for the Departments of Planning and Parks. Mr. Anderson noted that the reports reflect important accomplishments to conserve energy and water resources within the agency. The Resource Conservation Plan will be submitted to the Montgomery County Government for inclusion in the annual combined-agency Resource Conservation Plan document which is prepared by the Interagency Committee on Energy and Utilities Management (ICEUM), and the Annual Business Recycling and Waste Reduction report will be submitted to the Montgomery County Department of Environmental Protection (MCDEP). Staff noted that the reports reflect accomplishments to conserve both energy and water resources as of December 2018 and include plans for FY20 to conserve resources based on the Commission’s Comprehensive Resource Conservation Plan. Staff also reviewed recent changes to, and accomplishments of the recycling and waste reduction program in 2018. Staff added that initiatives and programs implemented across the Departments of Parks and Planning are in alignment with the Commission’s Sustainability Practice 6-40.

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

7. Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan Proposed Category Map Amendment – County Executive’s AD 2019-1 Amendment – Four Water/Sewer Service Category Change requests.

Staff Recommendation: Transmit Comments to the County Executive

BOARD ACTION

Motion: PATTERSON/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation to transmit comments to the County Executive regarding four proposed Water/Sewer Service Category change requests as discussed during the meeting and as stated in the attached transmittal letter.

In keeping with the January 23 technical staff report, Planning Department staff briefly discussed four proposed water/sewer service category change requests for the following properties: the Janet King property; the Mary Keys Heard property; the Helen O. Warren property; and the Vlad Chiscop property. Staff noted that it has reviewed all four requests and recommends approval in agreement with the County Executive’s recommendations.

The Planning Board agreed with staff’s recommendation and voted to transmit comments to the County Executive.

5. Research & Special Projects Division Briefing: Demographic, Housing and Employment Trends Report---Provide a briefing on key findings from an extensive analysis of demographic, employment, and housing trends that looked at changes in the county primarily since 1990, when the last refinement of the General Plan was completed.

Staff Recommendation: Receive 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 Montgomery County's population, employment, and housing data based on findings from its recent report, *Montgomery County Trends: A Look at People, Housing, and Jobs since the 1990s*. The report provides an in-depth analysis of changes in the county's demographic, housing, and employment characteristics since approximately 1990. This timeframe was selected because it covers the period since the 1993 General Plan Refinement. Staff also discussed key findings and major trends, and the implications of these changes for the General Plan. Staff noted that the Research and Special Projects Division regularly prepares an annual fact sheet describing the latest socio-economic characteristics and trends in the County, which is a two-page summary of fundamental statistics covering topics such as population and housing growth, race, foreign-born residents, employment, education, income, and housing costs.

As part of the demographics portion of the report, staff discussed population, racial and ethnic diversity, age structure, education attainment, income, and household types. Staff then discussed unit growth, characteristics, such as age, housing type and location, unit value and pricing, and housing affordability and accessibility for the housing portion. The employment portion included growth and changes in the workforce and local jobs, industry and sector growth and decline, resident workplace location and commuting choices, and commercial real estate market trend and indicators.

Staff noted that Planning Department staff will brief the County Council, community groups, and other stakeholders on the report's findings. Staff also added that further discussion of the findings will consider the implications for the launch of the General Plan Update.

There followed extensive Board discussion with questions to staff.

6. 2506 Hayden Drive, Conditional Use No. CU 19-05---Request for a Group Day Care facility for up to 12 children on a 5,987-square foot lot in the R-60 Zone; located at 2506 Hayden Drive, Silver Spring, within the 1982 Capitol View and Vicinity Master Plan area.

Staff Recommendation: Approval with Conditions

(NOTE: Action required for Hearing by Hearing Examiner on February 15, 2019)

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the Conditional Use Request cited above, subject to conditions, and to transmit comments to the Hearing Examiner, as stated in the attached transmittal letter.

In keeping with the January 18 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Conditional Use request to increase the maximum number of children at an existing eight-children daycare facility to twelve children. Staff noted that the property is located on Hayden Drive in the Capitol View and Vicinity Sector Plan area. Staff added that the hours of operation will remain the same from 7:30 a.m. to 5:30 p.m. with no additional employee.

Commissioner Fani-González recommended that the closing time be changed to 6:30 p.m., as it is the time most commonly used by daycare centers in the county, to which the applicant agreed.

Ms. Cindy Aguilar of Hayden Drive, the applicant, answered questions from Board members and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.