



**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, May 9, 2019, at 9:05 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 12:00 p.m.

Present were Chair Casey Anderson; Vice Chair Norman Dreyfuss and Commissioners Gerald R. Cichy and Tina Patterson. Commissioner Natali Fani-González joined the meeting at 9:30 a.m. during discussion of Item 3.

Items 1 through 4 are reported on the attached agenda.

Following the meeting, the Planning Board Commissioners attended a lunch meeting with the Montgomery County Board of Education at their offices in Rockville.

There being no further business, the meeting was adjourned at 12:00 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 16, 2019, in the Montgomery Regional Office in Silver Spring, Maryland.

  
M. Clara Moise  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting  
Thursday, May 9, 2019  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600**

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Montgomery Village Center - Site Plan 82018002A MCPB No. 19-048

**BOARD ACTION**

**Motion: CICHY/PATTERSON**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: FANI-GONZÁLEZ ABSENT**

**Action: Adopted the Resolution cited above.**

**\*B. Record Plats**

**Subdivision Plat No. 220190590, Spring Garden Estates -- R-200 zone, 1 lot; located on the south side of Oak Drive, 600 feet west of Ridge Road (MD 27). Damascus Master Plan.**

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: CICHY/DREYFUSS**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: FANI-GONZÁLEZ ABSENT**

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

**\*C. Other Consent Items**

~~4702 West Virginia Avenue, Sketch Plan No. 320190060, Extension Request No. 1— CRT 0.5 C 0.25 R 0.5 H 70 zone and the Bethesda Overlay zone, 0.24 acres, Request to extend review period for up to 25,000 square feet of total development for 8 multifamily residential dwelling units with underground parking and a request of density from the Bethesda Overlay Zone; located approximately 280 feet east of the intersection of Wisconsin Ave and West Virginia Ave; 2017 Bethesda Downtown Sector Plan.~~

~~Staff Recommendation: Approval of Extension~~     **REMOVED**

**Forest Conservation Plan for Gate of Heaven Cemetery, Preliminary Plan Amendment No. 11993048C** -- Request to amend the Preliminary Plan for the purposes of amending the Forest Conservation Plan, including the rearrangement of Category I Forest Conservation Easements; located at 13801 Georgia Avenue, Silver Spring; on approximately 127.52 acres of land; in the RE-2 Zone; within the 1994 Aspen Hill Master Plan area.

*Staff Recommendation: Approval of the Preliminary Plan Amendment/Forest Conservation Plan and Adoption of Resolution*

**BOARD ACTION**

**Motion:**                    **CICHY/PATTERSON**

**Vote:**

**Yea:**                    **4-0**

**Nay:**

**Other:**                **FANI-GONZÁLEZ ABSENT**

**Action:**        **Approved staff recommendation for approval of the Preliminary Plan Amendment/Forest Conservation Plan cited above and adopted the attached Resolution.**

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of April 25, 2019

**BOARD ACTION**

**Motion: CICHY/DREYFUSS**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: PATTERSON ABSTAINED  
FANI-GONZÁLEZ ABSENT**

**Action: Approved the Planning Board Meeting Minutes of April 25, 2019, as submitted.**

**2. Roundtable Discussion**

- Planning Department Director's Report

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**Planning Department Director's Report** – Planning Department Director Gwen Wright briefed the Planning Board on the following ongoing and upcoming Planning Department events and activities: The Planning and Parks Departments' partnership with Montgomery Countryside Alliance for a "Re-leaf the Reserve" program to reforest stream buffers and highlights of a pilot project in the works; a straw vote by the County Council on the Planning and Parks Departments FY20 budget on Monday, and the positive support; the MARC Rail and Viers Mill Corridor Plans have been approved and will be before the Planning Board for adoption of the Resolutions and Sector Map Amendments; the Public Hearing for the Forest Glen/Montgomery Hills Sector Plan is scheduled for May 30 in the evening; the General Plan is still in the works and the official scope of work will be discussed on May 30, with a series of activities scheduled for the end of June in coordination with County Council offices, Regional Services Centers staff, and with Planning Board members' involvement; a full-day Baltimore road trip for Commissioners organized by staff member Molly Jackson in the Director's office, which should be very educational; Ms. Wright noted that she will be travelling to Copenhagen and Italy to visit her daughter for the next two weeks; the 20<sup>th</sup> Annual Housing Conference to be held on May 17 at the Conference Center in North Bethesda with a line-up of excellent speakers; Deputy Director Tanya Stern will be speaking at a one-day forum on May 16 at the 2019 Infra Day East in New York City, which highlights infrastructure projects, and her presentation will be on Multi-Modal Transportation for new Suburbanism in Montgomery County; Fitness week at the Commission next week, including Bike to work day; and the on-going Asian Pacific American heritage Month activities with a festival scheduled for Friday, May 31 at Brookside Gardens.

There followed a brief Board discussion with questions to Ms. Wright.

Commissioner Patterson requested that at the next Planning Department Director's Report Ms. Wright provide an update on the communications system in the building; provide an explanation on the surge in the requests for plans extensions; and an update on why there is an increase in the number of Corrective Map Amendment requests.

**3. ~~Planning Board Discussion:~~ Consideration of a Park Directive to establish a six-month pilot program to allow e-bikes and e-scooters on certain hard-surface “hiker-biker” trails in Montgomery County parks.**

*Staff Recommendation: Approval the Planning Board to consider the proposed Park Directive to establish a six-month pilot program to allow e-bikes and e-scooters on certain hiker-biker trails in Parks and Approval*

**BOARD ACTION**

**Motion:                   A. DREYFUSS/CICHY  
                                  B. FANI-GONZÁLEZ/CICHY**

**Vote:**  
**Yea:                   A. 5-0  
                                  B. 3-0-2**

**Nay:                   DREYFUSS & PATTERSON**

**Action:            A. Approved Parks Department staff’s request to discuss and consider a proposed Parks Department Directive to establish a six-month pilot program to allow e-bikes and battery-operated e-scooters on certain hard-surface hiker-biker trails in Montgomery County parks, as recommended by Legal Counsel to the Planning Board.  
                          B. Approved staff recommendation to establish a six-month pilot program to allow e-bikes and battery-operated e-scooters on certain hard-surface hiker-biker trails in Montgomery County parks.**

At the start of the meeting, Legal Counsel to the Planning Board clarified the process the Planning Board should follow in approving the six-month pilot program to allow e-bikes and battery-operated e-scooters on certain hard-surface hiker-biker trails in Montgomery County parks. Counsel noted that the Board should first vote to agree to consider and discuss the request and then vote to approve or deny it.

Parks Department staff offered a multi-media presentation and discussed the Parks Department proposed consideration of a Parks Department Directive to establish a six-month pilot program to allow e-bikes and battery-operated e-scooters on certain hard-surface hiker-biker trails in Montgomery County parks. Staff noted that electric bicycles (e-bikes) and electric scooters (e-scooters) are increasingly popular for both transportation and recreation and prices for these e-bikes and e-scooters have dropped to the point of making them more affordable to purchase for personal/private use. In addition, companies like Lime, Bird, Jump, Skip, Spin, Razor, and Lyft are deploying rentable, dockless e-vehicles at affordable rates throughout the Washington, D.C. metro area. Commuters and the public can now own or rent e-bikes and e-scooters for short trips to places of employment, transit stations, central business districts or just for fun. The Parks Department is interested in creating a pilot program to allow both personal/private and commercial e-bike and e-scooter users on certain hard-surface trails in Montgomery County parks.

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**3. ~~Planning Board Discussion:~~ Consideration of a Park Directive to establish a six-month pilot program to allow e-bikes and e-scooters on certain hard-surface “hiker-biker” trails in Montgomery County parks.**

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Staff also noted that Montgomery County Department of Transportation (MCDOT) has been working on launching a pilot program to expand dockless e-bikes and e-scooters in the County. MCDOT’s e-bikes pilot program continues to evolve to meet demand. The 2019 MCDOT six-month pilot will include up to four commercial companies and could be extended for an additional six months. While MCDOT’s pilot areas are still being finalized, they are mostly focused on Central Business Districts (CBDs) and in emerging Transit Oriented Development Areas. MCDOT is in the process of finalizing a Memorandum of Understanding (MOU) with these companies, which spells out boundaries, hours of operations, safety trainings, preferred docking and parking areas, data collection, etc. The date of MCDOT’s launch is still being determined but is currently planned for May 2019.

Staff then discussed the draft proposed Park Directive attached to the April 29 technical staff report and noted that staff will come back to the Planning Board with the results of the pilot program and with a recommendation to extend or to approve the program.

Ms. Sandra Brecher of Montgomery County Commuter Services at MCDOT, offered comments and answered questions from the Planning Board.

The following speakers offered testimony: Ms. Rachel Rice of Kincaid Terrace; Mr. Joe Fritsch of Buehler Road; Mr. Mark Olson of Great Oak Road; Ms. Renay France of Clement Place; Mr. Timothy Ernst of Dunkirk Drive; and Mr. Ronald Kelley of North Gate Drive.

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



**4. Dale Drive Pedestrian Facility Improvement Project -- Briefing**

- Applicant: Montgomery County Department of Transportation;
- Project: Dale Drive Pedestrian Improvements;
- Concept Design Limits: From Georgia Avenue to Colesville Road

*Staff Recommendation: Receive Briefing*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

Planning Department staff offered brief comments and introduced Ms. Amanda D. Shifflett of Johnson, Mirmiran & Thompson, Inc.; Ms. Angel Cheng and Mr. John Thomas, staff from Montgomery County Department of Transportation (MCDOT) who offered a multi-media presentation and briefed the Planning Board on the proposed Dale Drive Pedestrian Facility Improvement Project. Staff noted that MCDOT is proposing pedestrian facility improvements along a one-mile segment of Dale Drive between Georgia Avenue (MD 97) and Colesville Road (US 29) in Silver Spring, Maryland. The project is being conducted as part of the Facility Planning Phase 1 Capital Improvements Program budget and Planning Department staff has been working with MCDOT in reviewing the concept plans.

Ms. Cheng noted that this is a briefing to present a summary of design efforts conducted, alternatives considered, technical findings, and public comments received. The project has assessed pedestrian and bicycle needs along Dale Drive and has developed two sidewalk concepts, two side path concepts, and three intersection improvement concepts for the intersection of Dale Drive with Columbia Boulevard. The corridor pedestrian and bicycle alternatives are as follows: 1. sidewalk along the north side of Dale Drive; 2. sidewalk along the south side of Dale Drive; 3. side path along the north side of Dale Drive; and 4. side path along the south side of Dale Drive. Ms. Cheng also noted that the proposed intersection improvement alternatives for the intersection of Dale Drive with Columbia Boulevard are as follows: 1. Re-alignment of Columbia Boulevard intersection to align with Corman Drive; 2. Dualization of Columbia Boulevard approach and departure to create separate intersections on Dale Drive; and 3. Construction of a roundabout intersection to serve Dale Drive, Corman Drive, Columbia Boulevard, and Woodland Drive on the north side.

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**4. Dale Drive Pedestrian Facility Improvement Project -- Briefing**

CONTINUED

Staff added that it is anticipated that this project will continue to Facility Planning Phase II and 35 percent design, and as a result will require a Mandatory Referral, which is expected to occur following a Fall/Winter 2019 public meeting for the 35 percent design of the project.

In reply to a question from the Board, Mr. Thomas noted that MCDOT has conducted significant public outreach as part of this project, including a field walk in in September 2018, a community survey, and a community meeting held in November 2018.

There followed a brief Board discussion with questions to staff and MCDOT's representatives.