



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED**  
**MINUTES**

The Montgomery County Planning Board met in regular session via Microsoft Teams video conference on Thursday, December 10, 2020, at 9:02 a.m., and adjourned at 10:03 a.m.

Present were Chair Casey Anderson, Vice Chair Natali Fani-González, and Commissioners Gerald R. Cichy and Partap Verma.

Commissioner Tina Patterson was necessarily absent.

Items 1 through 4 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 10:03 a.m. The next regular meeting of the Planning Board will be held on Thursday, December 17, 2020, via video conference.

M. Clara Moise  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting**  
**Thursday, December 3, 2020**  
2425 Reddie Drive  
Wheaton, MD 20902  
301-495-4605

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. 4725 Cheltenham Drive Sketch Plan 320200060 - MCPB No. 20-118

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PATTERSON ABSENT

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

**\*B. Record Plats**

**Subdivision Plat No. 220200420, Woodmont** -- CR zone, 1 lot; located on the southeast side of St. Elmo Avenue, 275 feet northeast of Old Georgetown Road (MD 187); Bethesda Downtown Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220200730, Bradley Hills, 1st Addition to Section 2** -- R-90 zone; 1 lot; located on the southeast side of Brite Drive, 450 feet southwest of Bradley Boulevard (MD 191); Bethesda Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220210050, Edgemoor** -- R-90 zone, 2 lots; located on the east side of Glenbrook Road, 150 feet north of Edgemoor Lane; Bethesda - Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PATTERSON ABSENT

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

**\*C. Other Consent Items**

**1. Ottinger Property, Preliminary Plan Amendment No. 11987244A, Regulatory Extension Request No.2**---Second request to extend the regulatory review period, from December 17, 2020, to April 15, 2021; Located on Spring Road, 180 Feet West of 80th Street; 1990 Bethesda Chevy Chase Master Plan.

*Staff Recommendation: Approval of the Extension Request*

**2. Resolution of Adoption of the Mihran Mesrobian House: An Amendment to the Master Plan for Historic Preservation.**

*Staff Recommendation: Approval of the Resolution*

**3. PSTA Site, Preliminary Plan No. 120200100 Regulatory Extension Request No. 4**---

Fourth request to extend the regulatory review period for three months, from February 5, 2021 through May 5, 2021. The Application will subdivide Montgomery County’s former Public Safety Training Academy, for the creation of 288 buildable lots and approximately 25 parcels for the future construction of 645 residential units, public open space, HOA parcels, and roads; Located within the Life Sciences Center West District of the 2010 Great Seneca Science Corridor Master Plan; Located east of Darnestown Road, west of Great Seneca Highway (MD 119) and south of Key West Highway (MD 28); 44.8-acres of land in the CR-1.0, C-0.5, R-1.0, H-150 Zone.

*Staff Recommendation: Approval of the Extension Request*

**BOARD ACTION**

**Motion: 1., 2. & 3. CICHY/VERMA**

**Vote:**

**Yea: 1., 2. & 3. 4-0**

**Nay:**

**Other: PATTERSON ABSENT**

**Action: 1. Approved staff recommendation to approve the Ottinger Property Preliminary Plan Amendment Regulatory Extension Request.**

**2. Approved staff recommendation to approve the Resolution of Adoption of the Mihran Mesrobian House as an Amendment to the Master Plan for Historic Preservation.**

**3. Approved staff recommendation to approve the PSTA Site Preliminary Plan Regulatory Extension Request.**

**\*D. Approval of Minutes**

- i) Recission of Approval of Planning Board Meeting Minutes of November 12, 2020
- ii) Approval of Planning Board Meeting Minutes of November 12, 2020
- iii) Planning Board Meeting Minutes of November 19, 2020

**BOARD ACTION**

**Motion:** i), ii) & iii) CICHY/VERMA

**Vote:**

**Yea:** i), ii) & iii) 4-0

**Nay:**

**Other:** PATTERSON ABSENT

**Action:** i) **Approved the Recission of Approval of Planning Board Meeting Minutes of November 12, 2020.**  
ii) **Approved the Planning Board Meeting Minutes of November 12, 2020.**  
iii) **Approved the Planning Board Meeting Minutes of November 19, 2020.**

**2. Roundtable Discussion**

- Parks Department Director's Report

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received Briefing.**

**Parks Department Director's Report** – Parks Department Director Mike Riley briefed the Board on the following ongoing and upcoming Planning Department events and activities: briefing on the Semi-Annual Report to the County Council on the Parks Department work program during the past six months and plans for the upcoming six months. The report is available on the Parks Department website; the Parks Speaker Series, with a presentation last week on public art; the streets, buildings and parks renaming project which entails changing the names of streets which were named after know confederates; Park Foundation activities during the pandemic; the re-accreditation process for the Parks Department; visit of the parks facilities employees by the Chair; training to explore inequities and disparities which will be attended by 30 park employees; affordability Project Description Form (PDF) for the Capital Improvements Program (CIP) with probable budget reduction; update on the Dewey Local Park Project.

There followed a brief Board discussion with questions to Mr. Riley.

Vice Chair Natali Fani-González offered comments and expressed sadness about the fact that the Parks Department has yet to take steps to hire a Spanish-speaking communications staff to engage the Latino community, even though this issue was previously discussed.

**\*3. Long Branch Corner, Preliminary Plan 120180090---CRT-2.5, C-0.50, R-2.5, H-60,** 26,471 square feet, Request approval of a new 3-story, 10,500 square foot mixed-use building comprised of 8 multi-family dwelling units and 3,500 square feet of retail. Located at 649 E. University Boulevard in the northwest quadrant of the intersection of Piney Branch Road and E. University Boulevard; 2013 Long Branch Sector Plan.

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

**Motion: CICHY/VERMA**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PATTERSON ABSENT**

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

In keeping with the November 27 detailed technical staff report, Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan request to create one lot for up to 7,123 square feet of retail uses and up to eight multi-family dwelling units on a 0.55-acre lot located on the northwest quadrant of the intersection of Piney Branch Road MD Route 320) and University Boulevard (MD 193) in the Long Branch Community. Staff noted that the site is an un-platted parcel designated as Parcel P979. The property is within the Piney Branch Village area of the Long Branch Sector Plan and abuts other commercial uses to the west and north. Within the vicinity of the site are mid-rise apartment buildings, such as the Foxhall Apartments and the Glenville Road Apartments. The property is located approximately 400 feet from the future Piney Branch Road Purple Line station. Additionally, it is located within the vicinity of the master-planned Bus Rapid Transit station for the University Boulevard Corridor. The property contains a single one-story retail structure which includes 3,686 square feet of commercial use with two driveways providing access to the site from University Boulevard and Piney Branch Road that will remain,

Staff added that there are no known rare, threatened or endangered species or 100-year floodplains, stream buffers, or wetlands on the site. Parking will be provided on-site within the existing surface parking lot. Due to site constraints, the applicant is seeking a partial parking waiver for three parking spaces and proposes two-car share spaces within the surface parking lot, which may also reduce the demand for private vehicle parking on-site. One long-term and two short-term bicycle parking spaces will also be included in the project. Due to turning restrictions out of the site, the continued operation of both driveways is necessary to reduce U-turns and unnecessary turning movements along the Piney Branch Road and University Boulevard

CONTINUED ON NEXT PAGE

**\*3. Long Branch Corner, Preliminary Plan 120180090**

CONTINUED

corridors. For this reason, the applicant is requesting Alternative Compliance, which limits the number of driveways for corner lots to one, so that both existing driveways can remain. The Preliminary Plan request is subject to Chapter 22A of the Montgomery County Forest Conservation Law but is exempt from the requirement of submitting a Forest Conservation Plan because the proposed project will be located on a tract of land less than 1.5 acres which contains no existing forest or existing specimen or champion trees, and the afforestation requirement would not exceed 10,000 square feet.

Ms. Soo Lee-Cho, attorney representing the applicant, offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff and Ms. Lee-Cho.



**4. WMATA Glenmont Tower: Mandatory Referral, No. MR2020004** --- Construction of a communications tower within the WMATA Glenmont Rail Yard; located at 12750 Layhill Road, Silver Spring MD; zoned R-90; within the 2013 Glenmont Sector Plan.

*Staff Recommendation: Approval and Transmittal of comments to Washington Metropolitan Area ~~Transportation~~ Transit Authority*

**BOARD ACTION**

**Motion:** CICHY/VERMA

**Vote:**

**Yea:** 4-0

**Nay:**

**Other:** PATTERSON ABSENT

**Action:** Approved staff recommendation for approval of the Mandatory Referral request cited above and to transmit comments to the Washington Metropolitan Area Transit Authority.

Planning Department staff offered a multi-media presentation and discussed a Mandatory Referral request by the Washington Metropolitan Area Transit Authority (WMATA) to construct a new communications tower, part of the Public Safety System Modernization Project, within the WMATA Glenmont Rail Yard located on Layhill Road in Silver Spring, Maryland, within the Glenmont Sector Plan are, as discussed in detail in the December 4 technical staff report. Staff noted that WMATA operates communications networks for the purpose of daily and emergency communications systems, including Metrorail, Metrobus, and Transit Police, WMATA is tasked with ensuring that these emergency responders have effective and reliable radio coverage throughout their service areas. The development of this infrastructure is part of a Federal Transit Administration funded project to satisfy the terms and conditions mandated by the Middle-Class Tax Relief Act and the Job Creation Act that were enacted by the United States Congress on February 22, 2012. This system requires the current 490 MHz service to be upgraded to 700 MHz, and in order to implement the new technologies, new base stations are required across WMATA’s service areas.

Staff noted that the WMATA Glenmont Rail Yard is located on Layhill Road and is mostly surrounded by residential development and is bound by Georgia Avenue to the west and Layhill Road to the east. To the north are single-family home communities, that extend from Georgia Avenue to both sides of Layhill Road. South of the Rail Yard are Commercial/Residential (CR) and Residential/Townhomes (RT) zoned properties, including the Glenmont Metro Center Development, the Auden Place Apartments Community, and the Glenmont Metrorail Station Facilities. Immediately adjacent to the property on Layhill Road is Glenfield Local Park. The WMATA Glenmont Rail Yard is home to various storage and maintenance

CONTINUED ON NEXT PAGE

**4. WMATA Glenmont Tower: Mandatory Referral, No. MR2020004**CONTINUED

related uses such as a train car storage yard with capacity for approximately 132 cars, various structures for operations, train control, car maintenance and a power substation. The proposed site also includes forested areas protected by conservation easements per the Final Forest Conservation Plan (FFCP) associated with this request. The property consists of four separate parcels and the proposed new communications tower will be located on Parcel 888, on a landscape island adjoining the northern end of the Lead Track Building. The project location is a grassy area with no forest but with trees, most of which will be removed to allow construction of the tower.

Staff added that WMATA proposes to install a 200-foot high, three-leg lattice tower with a 10-foot lighting rod, resulting in an overall height of 210 feet. The structure will fill coverage gaps left by the existing legacy system. Two omni antennas are proposed at a height of 190 feet, and two panel antennas are proposed at a center line height of 173 feet. The tower will be surrounded by an irregularly shaped fenced compound, which will house an equipment shelter and propane tank to support a standby emergency generator. Additional space within the compound and on the tower will allow for other providers to co-locate in the future. Staff also noted that the project is internal to WMATA property but is adjacent to urban forest that has been designated in the master plan as future park property. Viewshed impacts and disturbance area should be limited to the maximum extent possible.

At the Board's request, Parks Department staff offered comments and answered questions.

There followed a brief Board discussion with questions to staff.