



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, May 6, 2021, at 9:02 a.m. and adjourned at 1:54 p.m.

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

Items 1, 6, 2, 5, and 3, discussed in that order, are reported on the attached agenda.

Item 4 was removed from the Planning Board agenda.

There being no further business, the meeting was adjourned at 1:54 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 13, 2021, via video conference.

James J. Parsons
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, May 6, 2021
2425 Reddie Drive
Wheaton, MD 20902
301-495-4605

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. 220210070, Avery Village -- RE-2 zone; 2 lots; located at the terminus of Lake Christopher Drive; Upper Rock Creek Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220210130, Mount Prospect Farm -- PD-2 zone; 18 lots, 4 parcels; located in the southwest quadrant of the intersection of Smoky Bell Lane and Dingwell Way; Potomac Subregion Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 5-0

Nay:

Other:

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

***C. Other Consent Items**

1. Hardings Subdivision, Lot 55, Administrative Subdivision Plan No. 620210110 including Final Water Quality Plan – Regulatory Review Extension Request No. 2---Request to extend the regulatory review period from May 7, 2021 to September 9, 2021: Request to create one (1) lot for a Single-Unit Living; located on the south side of Sagebrush Terrace, approximately 400 feet east of Wildwood Drive; 2.60 acres; R-200 zone; 1997 Fairland Master Plan.

Staff Recommendation: Approval of Extension Request

2. Seneca Meadow Corporate Center Ph.3, Site Plan No. 82000029B – Regulatory Review Extension Request No. 1---Request to extend the regulatory review period from May 7, 2021 to September 9, 2021: Application to amend a previously approved site plan to add approximately 13,684 square feet of office/R&D including site modifications to parking, loading, on-site circulation, and landscaping; located in the southeast quadrant of the intersection of Ridge Road and I-270, CR-2.0, C-1.75, R-0.75, H-145T zone, 6.55 acres; 2009 Germantown Sector Plan

Staff Recommendation: Approval of Extension Request

BOARD ACTION

Motion: 1. & 2. CICHY/VERMA

Vote:

Yea: 1. & 2. 5-0

Nay:

Other:

Action: 1. Approved staff recommendation for approval of the Administrative Subdivision Plan Extension request cited above.

2. Approved staff recommendation for approval of the Site Plan Amendment Extension request cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of April 22, 2021

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of April 22, 2021, as submitted.

6. Reappointment of the Implementation Advisory Committee for the 2010 Great Seneca Science Corridor Master Plan.

Staff Recommendation: Approve Re-appointment of 2010 Great Seneca Science Corridor Master Plan Implementation Advisory Committee Members

BOARD ACTION

Motion: VERMA/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Following a brief discussion, approved staff recommendation to re-appoint the 13 current members of 2010 Great Seneca Science Corridor Master Plan Implementation Advisory Committee.

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 offered a multi-media presentation and briefed the Board on the following ongoing and upcoming Parks Department events and activities: the recent re-opening of the trains at Wheaton Regional Park and Cabin John Regional Park, and the Ovid Hazen Wells carousel at Wheaton Regional Park on weekends, which will be expanded to six days per week when the school year ends; the status of Black Hill and Lake Needwood boat facilities, with 128 mooring sites reserved and 242 seasonal boat permits sold for 2021; the status of classes at the South Germantown Recreational Park, with 179 students registered for spring golf classes and 72 registered for archery classes; the status of the Pauline Betz Addie and Wheaton indoor tennis facilities, with over 700 students registered for spring classes and 1,500 registered for summer camps; the upcoming limited-capacity opening of the Splash Park at the South Germantown Recreational Park scheduled for May 30; the recent hiring of Ms. Lois Brown as the new Development Manager for the Montgomery Parks Foundation; the recent Nature on Wheels events held at Acorn Urban Park on April 30 and Rachel Carson Conservation Park on May 1, which featured the new mobile nature center and science field station recreational vehicle; the recent Friends of Black Hill Nature Program Annual Native Plant Sale event held on April 29, with nearly 3,000 plants sold; the status of the Brookside Gardens and Locust Grove Nature Centers, which are now open Saturday and Sunday from 1:00 to 5:00 p.m. and Saturday and Sunday from 1:00 to 6:00 p.m., respectively; the status of Brookside Gardens, with over 16,000 cars entering the facility during the first week of April and 55,000 vehicles entering throughout the month, the Visitor Center now open daily from 10:00 a.m. to 4:00 p.m., the Conservatory re-opening on April 29, the ongoing “Facets of Hope” display, and the “Pyramids 2021” display scheduled to open after May 23; the status of the spring tree planting season, with the Horticulture Services Division staff planting over 400 trees; the recent Arbor Day Tree Seedling Give-Away events at Black Hill Regional and Olney Manor Recreational Parks held on April 30, with over 1,250 seedlings given away; the recent purchase of two thermal imaging cameras by the Montgomery Park Police to assist officers in patrolling parks at night for their Search and Rescue Program; the recent

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2. Roundtable DiscussionCONTINUED

increase in theft from vehicles in park parking lots, which has prompted the Park Police to place signage in parks regarding the need to secure vehicles and belongings; the recent five-session Therapeutic Recreation – Gardening 101 series at Black Hill Nature Center, which concluded on April 20; the recent “Shine Brighter Together” Autism Acceptance Month program, which concluded on April 30; the recent completion by staff members of the Alcohol Beverage Services (ABS) Alcohol Service Training course on April 30; the upcoming Craft and Sip event scheduled for May 27; the upcoming Tail on the Trail Fun Run and Walk event; the new Vendor Permit Request Form link on the Parks Department website for food, beverage, and merchandise vending and delivery in parks, with marketing materials, a press release, and social media communications to encourage more licensed food vendor involvement; the April 13 presentation of the Spring 2021 Semi-Annual Report to the County Council, during which Mr. Riley discussed the new cricket pitch at Gunners Branch Local Park, which is a repurposed under-utilized softball field, and the Nolte Community Garden, which consists of repurposed land from a former park activity building; and the recent conclusion of Deputy Director of Operations John Nissel’s term as the 77th President of the Maryland Recreation and Parks Association (MRPA).

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

5. Reddy Branch Stream Valley Park---Authorization to acquire 2.75 acres, more or less, improved, from David Yinger, located at 19801 Georgia Avenue, Brookeville, MD 20833.

Staff Recommendation: Approval and Adoption of the Resolution

BOARD ACTION

Motion: FANI-GONZÁLEZ/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the proposed land acquisition cited above and adopted the attached Resolution.

Parks Department staff offered a brief multi-media presentation and discussed the proposed acquisition of 2.75 acres from David Yinger, located on the east side of Georgia Avenue (MD97) in Brookeville, Maryland. Staff noted that acquisition of the Yinger property will allow for restoration and protection of the Reddy Branch Stream and provide improved natural surface trail access and connectivity.

Staff added that acquisition of the property will be an addition to the Reddy Branch Stream Valley Park (SVP) for a negotiated purchase price of \$800,00 to be funded with grant money from the Maryland Program Open Space (POS).

There followed a brief Board discussion with questions to staff.

3. Park Concept Plan: Norwood Local Park---Concept plan for a new dog park at Norwood Local Park, located at 4700 Norwood Drive, Bethesda/Chevy Chase Master Plan area.
Staff Recommendation: Approve Site Selection and Concept Plan

BOARD ACTION

Motion: FANI-GONZÁLEZ/VERMA

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the site selection and Park Concept Plan cited above.

Parks Department staff offered a multi-media presentation and discussed the proposed location of a dog park at an existing park facility. The existing 17.5-acre Norwood Local Park is located at the southern border of Downtown Bethesda within the Bethesda/Chevy Chase Master Plan area and is part of the North Bethesda and Bethesda-Chevy Chase Park, Recreation, and Open Space (PROS) Plan Service Delivery Area. Vehicular access is currently from Norwood Drive, with bicycle and pedestrian access from Nottingham Drive along the northeast corner, Offutt Road along the southern boundary, and the Little Falls Trail along the southwest corner of the park. A 19-space parking lot is located near the Norwood Drive entrance, with an additional 21 spaces located in a small parking lot near the Park Activity Building (PAB). Staff noted that the parking lots are full to overflowing during busy weekends, which will be addressed by reconfiguring the larger parking lot to increase the number of spaces, as well as provide an accessible path of travel to the PAB under a separate project. Based on preliminary design, it will be feasible to add approximately 15 parking spaces, which will include accessibility upgrades. Existing amenities at Norwood Local Park include two playgrounds, two diamond fields, two rectangular field overlays, a basketball court, five tennis courts, picnic areas, a one-acre wooded area, an amphitheater, a trail connection to Little Falls Stream Valley and the Capital Crescent Trail (CCT), the Norwood Recreation Building, which is currently leased by the Norwood Daycare Center, and eight acres of un-programmed open space.

Staff noted that the proposed new 0.4-acre dog park will be located along the southern portion of the existing park within the eight acres of un-programmed open space, and will consist of a 13,000-square foot large dog area and a 5,000-square foot small dog area, both of which will include a shade structure and water source. An accessible path from the parking lot along the trail connector will lead to the main entry for the dog park. Two additional entries will allow access from other areas of the park as well. The surface of the dog park has yet to be determined, but may include concrete, specialty artificial dog turf, stone dust, mulch, or a combination of

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3. Park Concept Plan: Norwood Local Park

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materials. A 4.5-foot high fence with double-gated entries will provide a safe enclosure. Trees may be added both inside and outside the dog park boundary to filter views and eventually provide more shade to the area. Other features include seating, dog waste bags and receptacles, and signage. The estimated \$500,000 cost for the design and construction of the dog park will be funded through the Montgomery Parks Capital Improvements Program in the Urban Park Elements Project Description Form (PDF). The Operating Budget Impact is expected to be approximately \$13,000 per year. The actual costs will be refined once the facility has been designed.

Staff noted that the results of a web-based Norwood Dog Park Open Town Hall Forum survey showed that 55 percent of the 921 individual respondents were against the proposed dog park, with those respondents expressing concerns regarding the suitability of the site, parking and traffic congestion, conflicting activities, loss of park open space, the proposed cost of the new dog park, and impacts on trees. Staff has addressed these issues, as detailed in the April 22 technical staff report.

Captain Jeffrey Coe of the Montgomery County Park Police offered brief comments regarding safety concerns associated with non-enclosed, off-leash dogs in parks.

The following speakers offered testimony: Ms. Jo Ann Moran Cruz, adjacent property owner; Ms. Sarah DeCosse of Chevy Chase Boulevard; Ms. Elaine Akst, adjacent property owner; Ms. Stacey Band of Chevy Chase Drive; Mr. Donald Tobin of Offutt Road; Mr. James Petrick, adjacent property owner; Mr. Dewey Reed of Derussey Parkway, who also offered a multi-media presentation; Ms. Lynn Weinstein of Chevy Chase Drive; Ms. Erica Brown Hunt Avenue; Ms. Barbara Fredericks, adjacent property owner; Ms. Shelley Yeutter, representing the Chevy Chase West Neighborhood Association; Ms. Anne White, adjacent property owner, who also offered a multi-media presentation; Ms. Jane Dealy, representing the Chevy Chase West Association, who also offered a multi-media presentation; Ms. Kat Atwater of Fairfax Road; Mr. Fernando Cruz-Villalba, adjacent property owner; Mr. Gary Fahle of East West Highway; Ms. Bren Lizzio of Oakridge Lane, who also offered a multi-media; Ms. Amanda Farber of Kentucky Avenue; Ms. Mary Jane Tobin of Offutt Road; Mr. Robert McGarragh of Ogden Road; Ms. Erin Sheppard of adjacent property owner; Mr. Michael English of 13th Street; Mr. Michael Steiner of Drummond Avenue, who also offered a multi-media presentation; Ms. Michelle High of Norwood Drive; Mr. Robert Feitel of Norwood Drive; Ms. Maureen Holohan of Langdrum Lane, who also offered a multi-media presentation; Mr. Lloyd Guerci of Hunt Avenue; Ms. Joan Glickman of Morgan Drive; Mr. Timothy Mills, adjacent property owner; Mr. Patrick Carr, adjacent property owner, who also offered a multi-media presentation; Mr. Jordan Engel, adjacent property owner; Mr. Richard K. Ashford of Walsh Street; and Mr. Neil Kopit of Derussey Parkway.

There followed extensive Board discussion with questions to staff and Legal Counsel to the Planning Board, during which the Planning Board recommended that in addition to the planned website post updates, staff use more vigorous and active community outreach engagement, such as email notifications regarding design plans and contact information for relevant staff.

~~*4. ELP Bethesda at Rock Spring~~ **REMOVED**

~~**A. Sketch Plan No. 320210030:** Request to redevelop the property with a 2,353,236 sf continuing care retirement community; located at 10400 Fernwood Rd, Bethesda; approximately 33.64 acres of land zoned CRF 1.5, C-0.75, R-1.5, H-150; within the Rock Spring Sector Plan area.~~

~~*Staff Recommendation: Approval with Conditions*~~

~~**B. Preliminary Plan No. 120210040:** Request to redevelop the property with a 2,353,236 sf continuing care retirement community comprised of up to 1,300 independent living units; 210 assisted living and memory care units; 50 units of skilled nursing care, and up to 5,300 square feet of retail; located at 10400 Fernwood Rd, Bethesda; approximately 33.64 acres of land zoned CRF 1.5, C-0.75, R-1.5, H-150; within the Rock Spring Sector Plan area.~~

~~*Staff Recommendation: Approval with Conditions*~~

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **This Item was removed from the Planning Board agenda.**