



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

**APPROVED
MINUTES**

The Montgomery County Planning Board met in regular session in the Wheaton Headquarters Building in Wheaton, Maryland, and via Microsoft Teams video conference on Thursday, February 24, 2022, at 12:58 p.m., and adjourned at 7:54 p.m.

Present were Chair Casey Anderson, Vice Chair Partap Verma, and Commissioners Gerald R. Cichy and Carol Rubin.

Commissioner Tina Patterson joined the meeting prior to discussion of Item 9.

Items 1 through 3, Item 10, and Items 4 through 8, discussed in that order, are reported on the attached agenda.

The Planning Board recessed for dinner at 4:16 p.m. and reconvened in the auditorium and via video conference at 6:05 p.m. to take up Item 9, a Panel Discussion on Attainable Housing Strategies. There was no Technical Hearing Writer present for this Item.

There being no further business, the meeting was adjourned at 7:54 p.m. The next regular meeting of the Planning Board will be held on Thursday, March 3, 2022, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

James J. Parsons
Sr. Technical Writer/Editor

Thursday, February 24, 2022
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**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **There were no Record Plats submitted for approval.**

***C. Other Consent Items**

1. Park Montgomery, Sketch Plan No. 320220030 & Site Plan No. 820220020, Regulatory

Extension Request No. 2---Second request to extend review period for the Sketch Plan from March 1, 2022, to April 3, 2022, and the Site Plan from March 3, 2022, to April 3, 2022.

Applications request to construct a new multifamily affordable housing building up to 94,481 square feet for up to 76 units with structured parking, with an existing 143,526 square foot multifamily building with up to 141 units to remain onsite. CRTF-1.6, C-0.0 R-1.6 H-140', 3.45 acres; located at 8860 Piney Branch Avenue approximately 900 feet east of University Boulevard; 2013 Long Branch Sector Plan.

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSENT

Action: Approved staff recommendation for approval of the Sketch and Site Plan Extension requests cited above.

***D. Approval of Minutes**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Planning Board Meeting Minutes submitted for approval.

2. Roundtable Discussion

- ~~Parks Director's Report~~ Selection of Montgomery Planning Board Vice Chair

BOARD ACTION

Motion: RUBIN/CICHY

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSENT

Action: Following a brief discussion, approved Commissioner Verma as Vice Chair of the Montgomery County Planning Board.

3. Budget Transfer Request FY22 Operating Budget – Montgomery Parks

Staff Recommendation: Approve Transfer Request

BOARD ACTION

Motion: RUBIN/VERMA

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSENT

Action: Approved staff recommendation for approval of the Budget Transfer Request cited above.

Parks Department staff briefly discussed a proposed FY22 Operating Budget transfer request, as detailed in the February 17 memorandum to the Planning Board. Staff is requesting that the Planning Board approve a transfer of \$2,269,885 from Personnel Services to Non-personnel to fund the following Park Fund needs: park activation supplies - \$80,000; electric equipment and vehicles, including mowing and landscaping equipment, a cargo van, a task utility vehicle, and paint sprayers - \$500,000; other equipment, including an asphalt paver, two mini skid steers, and two tractors - \$446,400; maintenance supplies, including deer resistant chain link fencing, playground supply materials, and athletic field lights - \$250,000; new technology - \$22,000; rooftop solar installations - \$380,000; and technology upgrades, including new information technology switches, a router, laptops, monitors, docking stations, headsets, police body cameras, 12 in-car video systems, and two Park Police vehicles - \$392,685. Property Management needs and expenditures include lighting upgrades at the Wheaton and Meadowbrook Stable facilities - \$127,000.

Staff then requested Planning Board approval of the proposed FY22 budget adjustment request.

There followed a brief Board discussion.

10. Revised Planning Board Rules of Procedure

BOARD ACTION

Motion: RUBIN/VERMA

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSENT

Action: Approved staff recommendation for approval of the Revised Planning Board Rules of Procedure, as submitted.

Legal Counsel to the Planning Board offered a multi-media presentation and discussed proposed updates to the Planning Board Rules of Procedure. This Item is a follow-up to a February 10 Item, during which the Planning Board, following discussion, instructed Counsel to return with the Board’s requested revisions for approval. Counsel then discussed the revisions made since the February 10 meeting, as detailed in Counsel’s February 14 technical staff report.

Mr. Quentin Remein, representing the Cloverly Civic Association, offered testimony.

There followed extensive discussion, during which the Planning Board instructed Counsel to revise section 3.2.4 regarding Disclosure of Unsolicited Communications to read “Further, the Board member must ensure that the communications are included in the record.”

4. Hillandale Section 2, Administrative Subdivision Plan No. 620190070---Request to adjust the property line between two properties to create two buildable lots. Located on Naglee Road, 400 feet west of the intersection of Oaklawn Drive and New Hampshire Avenue; on approximately 19,911 square feet of land zoned R-90; within the 2014 White Oak Science Gateway Master Plan area.

Staff Recommendation: Approval with Conditions and Adoption of the Resolution

BOARD ACTION

Motion: VERMA/CICHY

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSENT

Action: Approved staff recommendation for approval of the Administrative Subdivision 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 Administrative Subdivision Plan request to adjust an existing lot line. The 19,911-square foot property, consisting of 10,492-square foot Lot 36 and 9,418-square foot vacant Lot 35, is located on Naglee Road and is zoned Residential within the White Oak Science Gateway Master Plan area. Lot 36 is currently developed with an existing single-family detached residence.

The applicant proposes to adjust the existing property line between Lots 36 and 35 to bring Lot 36 into zoning compliance and to allow for the development of new Lot 37 with a new single-family detached residence. According to staff, the proposed adjusted lot line will accommodate the required five-foot setback for an existing detached garage currently located on the northwest side of the existing residence. The existing residence will remain on newly configured Lot 38. As conditioned, the applicant will provide a six-foot-wide sidewalk along Naglee Road within the existing public right-of-way. Staff then discussed a minor revision regarding to Condition 5 regarding the sidewalk requirement.

Staff has received correspondence from neighboring residents expressing concerns-regarding noticing and stormwater management. Staff addressed these issues, as detailed in the February 11 technical staff report.

Ms. Michele Rosenfeld, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Messrs. Rosser Maddox, adjacent property owner, Louis Krupnick of Naglee Road, and John Pfirrmann-Powell of Naglee Road, and Ms. Micale Maddox, adjacent property owner, offered testimony.

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4. Hillandale Section 2

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Mr. Mark Etheridge of Montgomery County Department of Permitting Services (DPS) Water Resources Section offered comments and answered questions from the Planning Board regarding stormwater management review.

There followed extensive Board discussion with questions to staff and Mr. Etheridge.

***5. Wildwood Manor Shopping Center - Part of Parcel C**

A. Preliminary Plan 11989271D: Request to amend the Preliminary Plan to increase the gross tract area and increase the age-restricted senior housing dwelling units, including up to 72 dwelling units in a 95,000-square-foot multi-family residential building (age-restricted by deed/covenant) and 11,000 square feet of ground-floor retail with below-grade parking in addition to an existing 3,500-square-foot bank and a 30,000-square-foot medical office; on 3.85 acres of land in the CRT-1.25, C-0.5, R-0.75, H-50 Zone; located at 10401 Old Georgetown Road, Bethesda; within the 2017 Rock Spring Master Plan area.

Staff Recommendation: Approval with Conditions and Adoption of the Resolution

B. Site Plan 82008024C: Request to amend the Site Plan to increase the gross tract area and increase the age-restricted senior housing dwelling units, including up to 72 dwelling units in a 95,000-square-foot multi-family residential building (age-restricted by deed/covenant) and 11,000 square feet of ground-floor retail with below-grade parking in addition to an existing 3,500-square-foot bank and a 30,000-square-foot medical office; on 3.85 acres of land in the CRT-1.25, C-0.5, R-0.75, H-50 Zone; located at 10401 Old Georgetown Road, Bethesda; within the 2017 Rock Spring Master Plan area.

Staff Recommendation: Approval with Conditions and Adoption of the Resolution

BOARD ACTION

Motion: A & B. RUBIN/VERMA

Vote:

Yea: A & B. 4-0

Nay:

Other: PATTERSON ABSENT

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

B. Approved staff recommendation for approval of the Site Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.

Planning Department staff offered a multi-media presentation and discussed proposed Preliminary and Site Plan Amendment requests to amend the previously approved type and size of units, tract area, and design elements for a mixed-use development. The property is currently developed with a three-story, 36,423-square foot medical office building, a 3,471-square foot stand-alone bank with drive-thru service, associated surface parking, landscaped areas, and a six-foot tall board-on-board fence along the southern property line.

The applicant proposes to increase the number of age-restricted senior housing dwelling units from 60 to 72, add a monument sign along the Old Georgetown Road frontage, relocate a

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***5. Wildwood Manor Shopping Center - Part of Parcel C**

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transformer, upgrade building façade materials, add ventilation for a below-grade garage, and to increase the tract area to include prior right-of-way dedication. Staff noted that while the number of dwelling units is increasing, the square footage of the mixed-use building is not changing because the increase in units is being accomplished through revisions to unit types and sizes. Staff has received correspondence from neighboring property owners expressing concerns regarding the proposed increased density and development due to increase in tract area, the parking adequacy with increase in residential units, the potential increased vehicular impacts due the removal of age-restriction, and inconsistent language regarding setback measurements. Staff addressed these issues, as detailed in the February 14 technical staff report.

Ms. Karin Bolte, representing the Wildwood Manor Citizens Association, offered testimony.

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

There followed a brief Board discussion with questions to staff.

6. Review of County Executive’s FY23 Capital Budget and FY23-28 CIP – Schools---
 Review of schools elements of the County Executive’s Recommended FY 23 Capital Budget and FY23-FY28 Capital Improvements Program (CIP).

Staff Recommendation: Transmit Comments to County Council

BOARD ACTION

Motion: CICHY/VERMA

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSENT

Action: Approved staff recommendation to transmit comments to the County Council, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed the proposed FY23-28 Capital Improvements Program (CIP), specifically the County Executive’s January 17 recommendations for the FY23 Capital Budget and CIP for school projects. While the County Executive’s recommended FY23-28 CIP is \$55.3 million, or 3.1 percent, higher than the Montgomery County Board of Education (BOE) request of \$1.77 billion, the proposed distribution of funds will result in a large reduction in the first three years of the CIP, requiring significant cuts and deferrals of Montgomery County Public Schools (MCPS) projects. Currently, there are 29 school projects, several categorized under Major Capital Projects, in the BOE requested CIP, including 12 projects currently under construction, 13 projects that are approved but have not started construction, and four new projects that were added to this year’s request, as detailed in the February 17 technical staff report.

Following a review of the individual school sites included in the BOE requested CIP, staff recommendations include emphasizing street presence by moving buildings forward to the street edge, de-emphasizing vehicular circulation by narrowing drive aisles and placing bus circulation away from school fronts, improving neighborhood bike and pedestrian accessibility and promoting the Safe Routes to School goals, constructing net zero energy schools, and creating a CIP project to expand and upgrade bicycle parking availability at all public schools over a ten-year period, at a total cost of approximately \$3.6 million, including upgrades to deficient bike racks at all public libraries and recreation centers.

There followed a brief discussion, during which the Planning Board instructed staff to include a comment highlighting the CIP request’s attention to the County Equity Focus Areas.

7. Planning Board Discussion and Action on a Resolution to rename Montrose Parkway as Josiah Henson Parkway

Staff Recommendation: Approval and Adoption of Resolution

BOARD ACTION

Motion: VERMA/RUBIN

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSENT

Action: Approved staff recommendation for approval to rename Montrose Parkway as Josiah Henson Parkway, and adopted the attached Resolution.

Planning Department Director Gwen Wright offered a multi-media presentation and discussed the proposed renaming of Montrose Parkway in honor of Josiah Henson. On December 8, 2021, County Councilmember Hans Riemer held a community meeting to discuss the renaming of Montrose Parkway in honor of noted author and abolitionist Josiah Henson, whose 1849 autobiography, *The Life of Josiah Henson, Formerly a Slave, Now an Inhabitant of Canada*, related his experiences as an enslaved person held in bondage at the plantation property of Isaac Riley, now the site of the Josiah Henson Museum and Park. While Montrose Parkway is slightly north of the museum and park, it is located on land originally part of the northern portion of the Riley property. On January 5, 2022, Councilmember Reimer requested that the Planning Department rename the road the Josiah Henson Parkway. A Planning Department analysis determined that a portion of Montrose Parkway does indeed run through the northern part of the property where Josiah Henson was enslaved; that there are only two properties that currently have addresses on Montrose Parkway; the owner of the Peerless Rockville property on Montrose Parkway has submitted a letter in enthusiastic support of the renaming; and this renaming is an appropriate way to commemorate Josiah Henson, a historic figure of local, national, and international significance. Ms. Wright noted that the renaming proposal is not being done as part of the County Council's 2020 direction to the Planning Board to undertake a comprehensive review of all County owned and maintained street names and public facilities to determine all those named for Confederate soldiers or those who otherwise do not reflect Montgomery County values, or to correct an inequity, but rather to commemorate an important historic figure who stood up as a freedom fighter for human rights.

There followed a brief Board discussion.

8. Bill 3-22, Legislative Branch – Climate Assessments - Required

Staff Recommendation: Request Planning Board comments on County Council Bill 3-22, Legislative Branch – Climate Assessments – Required, Which Would Require the Office of Legislative Oversight to Produce Climate Assessments for Bills, Zoning Text Amendments, Master Plans and Master Plan Amendments Under Council Consideration

BOARD ACTION

Motion: VERMA/RUBIN

Vote:

Yea: 4-0

Nay:

Other: PATTERSON ABSENT

Action: Approved staff recommendation to transmit comments to the County Council regarding Council Bill 3-22, as discussed during the meeting, and as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed proposed County Council Bill 3-22, which would require the Director of the Office of Legislative Oversight (OLO) to prepare a climate assessment for each bill, zoning text amendment (ZTA), master plan, and master plan amendment.

Staff discussed the Planning Department existing work to evaluate the climate impact of proposed bills, ZTAs, master plans, or master plan amendments, including the Carbon Footprint Analysis requirement for Master Plans and the Department’s support of the County Climate Action Plan, which has been integrated into the THRIVE Montgomery 2050 Update to the General Plan.

While staff has no specific recommendations for revisions to the proposed bill, they request clarification regarding how OLO climate assessment process would intersect with the Planning Department’s existing carbon footprint analysis requirement for master plans, and how the new requirement would relate to the existing Climate Action Plan and its implementation.

There followed extensive discussion, during which the Planning Board instructed staff to include the comments noting the Board’s belief that the comprehensive OLO climate assessment will be duplicative of work already being performed by the Planning Department and could potentially delay approval of ZTAs and requested clarification as to staff’s role in the analysis. Planning Board recommendations include Planning Department staff’s continuation of their climate impact evaluation work with input from OLO staff, perhaps in a peer review capacity.

9. Attainable Housing Strategies: Panel Discussion---The Planning Board will participate in a panel discussion with representatives and practitioners from other jurisdictions and HUD on lessons learned and best practices for adding more diverse housing options in our single-family neighborhoods.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Participated in Panel Discussion on Attainable Housing Strategies.