



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, May 19, 2022, at 2:40 p.m., and adjourned at 8:20 p.m.

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

Items 1, 3, 4, 2, and Items 5 through 8, discussed in that order, are reported on the attached agenda.

The Planning Board recessed for dinner at 5:40 p.m. and reconvened in the auditorium and via Microsoft Teams video conference at 6:40 p.m.

Item 9 is reported on the attached agenda

There being no further business, the meeting was adjourned at 8:20 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 26, 2022, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

Kimberly Young
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Thursday, May 19, 2022
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1. Preliminary Matters

- *A. Adoption of Resolutions
- *B. Approval of Minutes
- *C. Other Preliminary Matters

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **There were no Other Preliminary Items submitted for approval.**

3. Record Plats (Public Hearing)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

4. Regulatory Extension Requests (Public Hearing)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **There were no Regulatory Extension Items submitted for approval.**

2. Roundtable Discussion

Planning Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received a briefing

Planning Deputy Director, Tanya Stern, presented a multi-media presentation with highlights from two conferences the planning staff attended, Urban Land Institute (ULI) 2022 and the American Planning Association National Planning Conference (APA NPC) in San Diego over the past month.

Board members offered brief comments.

***5. Grosvenor/Luxmanor Stream Restoration: Site Plan Amendment 81996023A
(Public Hearing)**

For purposes of amending the Final Forest Conservation Plan. Request to amend FFCP 819960230 for Tuckerman Heights, to permit disturbance of a Category I Forest Conservation Easement in association with stream restoration work to repair erosion damage and stream sedimentation.

Staff Recommends Approval

S. Findley

BOARD ACTION

Motion: Rubin/ Verma

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Site Plan Amendment cited above, as stated, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

Staff offered a multi-media presentation discussing the amendment Site Plan No. 819960230, "Tuckerman Heights," to permit disturbance of a Category I Forest Conservation Easement in association with stream restoration work.

The Final Forest Conservation Plan Amendment proposes to disturb 0.78 acres within the Category I Easement, including 0.40 acres of forest within the Limits of Disturbance (LOD). The area within the LOD will be reforested upon completion of the stream restoration work, and the Category I Easement will not be removed. The Amendment includes a variance request to impact eleven trees, of the eleven impacted trees, the Applicant requests permission to remove five trees and save six trees.

Christy Ciarametaro with the Department of Environmental Protection (DEP) offered brief comments addressing the concerns of the public and the Board, stating that this proposal would have the least impact on the forest.

The following individual offered testimony: Ken Bawer of the West Montgomery County Citizens Association.

The Board offered brief comments regarding the balance that needs to occur between streams and trees and the various methods of handling these types of projects.

***6. Disposition of Emory Grove Parcels: Mandatory Referral No. MR2022020 (Public Hearing)**

Staff recommends that the Planning Board approve the Mandatory Referral to dispose of three parcels in the Emory Grove area of Gaithersburg, MD and confirm that the Emory Grove Elementary Surplus School site remnant is not needed for a park use pursuant to Section 11B-45(g)(4)(B) of the Montgomery County Code and Section 11B.45.02.07 of the Code of Montgomery County Regulations.

N. Yearwood

BOARD ACTION

Motion: Rubin/ Verma

Vote:
Yea: 5-0
Nay:
Other:

Action: Approved staff recommendation to transmit comments to the Montgomery County Department of General Services (DGS), and confirm to the Montgomery County Council that the site remnant is not needed for park use, with language specifically stating that Montgomery County plans to maintain ownership of the Community center and pool. Planning Staff offered a multi-media presentation explaining the disposition of three Emory Grove Parcels.

The Montgomery County Department of General Services (DGS) requests a Mandatory Referral review for the disposition of three properties in the Emory Grove area of Gaithersburg. These properties include: 1) a 19.08-acre property at 8201 and 8211 Emory Grove Road; 2) a 2.9-acre property at the southeast quadrant of Washington Grove Lane and Pepper Ridge Way; and 3) a 1.25-acre property at 0 Washington Grove Lane.

The three properties are included in a redevelopment proposal by the Housing Opportunities Commission (HOC) to create new rental and for-sale mixed-income housing, as well as conservation areas. The redevelopment proposal seeks to retain the existing recreation center and the pool uses on the property, but redevelop the surface parking and underutilized portions of the site with housing and structured parking. DGS may either sell or ground lease the three properties.

Ronnie Warner with the Department of General Services offered brief comments addressing the County’s intentions for the property.

The Board stated that in the transmittal letter the comments that the County intends to maintain ownership of the described area of the community center and pool need to be reflected.

***7. Crossroads of Kensington: Site Plan No. 820220030 (Public Hearing)**

Request to redevelop the property with up to 11,400 square feet of commercial uses; located at the southeast corner of the intersection of Connecticut Avenue and Plyers Mill Road in Kensington; on approximately 1.07 acres zoned CRT-2.5, C-2.0, R-2.0, H-75; within the 2012 Kensington Sector Plan area.

Staff Recommendation: Approval with Conditions

E. Tettelbaum

BOARD ACTION

Motion: Cichy/ Rubin

Vote:

Yea: 5-0

Nay:

Other:

Action: **Approved staff recommendation for approval of the Site Plan cited above, subject to conditions and comments to SHA, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.**

Planning Staff offered a multi-media presentation describing the plan to redevelop the property with a retail center and a surface parking lot with one drive-thru lane located to the rear of the building. The Project includes two proposed single-story linked commercial buildings, with up to 11,400 square feet of combined gross floor area. The two buildings will be connected by a covered passageway that will provide protection from the elements to facilitate outdoor seating opportunities year-round. This covered passageway will also provide connectivity through the Property so that patrons who park behind the buildings will have easy access to the doorway entrances that face the sidewalks and streets. The Project also proposes significant streetscape improvements, including various seating opportunities and landscaping along Connecticut Avenue and Plyers Mill Road.

Staff noted there is a density condition clarification to the retail/service establishment and restaurant uses. Also, the proposed site meets the traffic conditions test for the area.

The following individuals offered testimony; Claudia Wolff, a community resident, and Deborah Chalfie of the Art Deco Society of Washington.

A member of the applicant's team, Bill Kominers with Lerch, Early & Brewer representing Mountain View Burleson, LLC offered brief comments addressing concerns and site recommendations.

Board discussed concerns from public testimony about possibly saving the current gas station building on the property and asked questions about traffic.

Regulatory Supervisor, Matt Folden, spoke about access to the site. The plan pushes access as far away from the intersection as possible and suggested the Board write a letter to State Highway Administration (SHA) to conduct further study of the area.

Traffic Consultant, Andy Smith with Kimley-Horn, briefly spoke about the proposed access points to the site and reminded the Board that it is part of an easement and something already used by adjacent owners.

Board proposed a letter to SHA to determine if access points are safe for turns on the surrounding roads but not hold up the construction of the site in the meantime.

8. Neighborhood Change in the Washington Metropolitan Area

Staff Recommendation: Briefing on an analysis of neighborhood change across the Washington, D.C. metropolitan area with a focus on Montgomery County.

B. Kraft

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: The Board received a briefing

Research and Strategic Planner Ben Kraft offered a multi-media presentation discussing the recent research efforts addressing the neighborhood changes in the Washington Metropolitan area, specifically in Montgomery County.

The main findings are that displacement and low-income concentration are both problems in the Washington, DC region, but low-income concentration affects more people than displacement in Montgomery and Prince George's Counties. More people in Montgomery County live in neighborhoods that have a concentrated low-income population than neighborhoods that have experienced displacement of the low-income population. Black and Latino people in Montgomery County have been more affected by low-income concentration than by displacement. Housing construction is strongly associated with economic expansion accompanied by overall growth. Economic expansion with overall growth has mainly occurred in Montgomery County's transit-oriented centers, including Rockville, Bethesda, and Silver Spring.

Most neighborhoods in the region have not experienced significant economic changes over the past 20 years. 81% of tracts in Montgomery County do not meet neighborhood change criteria. This means that wealthy neighborhoods have generally stayed wealthy while poor neighborhoods have generally stayed poor.

The key policy and planning implications are 1) policies should prevent further neighborhood-level concentration of poverty and reduce existing levels of poverty concentration; 2) building more housing with appropriate affordability requirements and especially near transit can promote inclusive mixed-income growth; and 3) slow rates of housing construction are associated with displacement and low-income concentration.

The Board Offered brief comments.

9. Public Hearing for 2022 Wheaton Regional Park Master Plan

Staff Recommendation: Receive public testimony for the 2022 Wheaton Regional Park Master Plan

C. Kines

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received testimony.

The Board received public testimony concerning the Wheaton Regional Park Master Plan. The following individuals offered testimony: Tevi Troy, Kimberly Khan on behalf of Cura Personalis Project, Christopher Lancette, Ann Gallagher, Sandra Creecy of Wheaton Parks Stables, Jennifer Povey, Carolyn Lampila, Mark Constantine, Regina Spallone, Megan DeSouza, Kathryn Richey, Genevieve Hill of Wheaton Park Stables, Alison Gillespie, James Williams, Suzanne Jackson of the Springbrook Forest Citizens' Association, Claudia Gebert, Stephanie Goodwin, Katherine Katzin, and Diane Anderson on behalf of Wheaton Stables.

Upcoming - The Planning Board will receive public testimony on the public hearing draft of the 2022 Wheaton Regional Park Master Plan. The public record will remain open until 5 pm on May 27, 2022. Parks Staff will be before the Board again on June 9 and June 23, 2022.