



**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, June 16, 2022, at 9:05 a.m., and adjourned at 11:40 a.m.

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

Items 1, 2, 4, 8, 10, 5, 9, and 6 discussed in that order, are reported on the attached agenda.

Item 7 was postponed.

There being no further business, the meeting was adjourned at 11:40 a.m. The next regular meeting of the Planning Board will be held on Thursday, June 23, 2022, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

*Kimberly Young*  
Kimberly ~~Mann~~ Young  
Technical Writer/Legal Assistant

**Thursday, June 16, 2022**  
2425 Reddie Drive  
Wheaton, MD 20902  
301-495-4605

**1. Preliminary Matters**

**\*A. Adoption of Resolutions**

1. Potomac Farm Estates FCP No. SC2022007 – MCPB No. 22-054

**BOARD ACTION**

**Motion: Verma/Rubin**

**Vote:**

**Yea: 4-0-1**

**Nay:**

**Other: Cichy abstained**

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

2. ELP Bethesda at Rock Spring Phase 1B Site Plan 820220120 – MCPB No. 22-055

**BOARD ACTION**

**Motion: Verma/Rubin**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

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

**\*B. Approval of Minutes**

1. Minutes of June 2, 2022

**BOARD ACTION**

**Motion: Verma/Rubin**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

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

**\*C. Other Preliminary Matters**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: No other Preliminary Matters were submitted for approval.**

**2. Roundtable Discussion**

Planning Director's Report

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received Briefing**

The Planning Director presented a multi-media presentation discussing M-NCPPC's commitment to diversity, equity, and inclusion. The Director briefly spoke about the different events planned for June which is PRIDE Month.

Montgomery County has a long history of supporting the LGBTQ+ community. In 1984, Montgomery County Council passed a bill that made it illegal to discriminate based on "sexual orientation" in housing, employment, and public accommodations. This places Montgomery County with other governments in the pioneering of civil rights for the LGBTQ+ community.

In 2020, Montgomery County Planning partnered with Preservation Maryland on a grant, funded by the National Park Service and administered by the Maryland Historical Trust, to list two LGBTQ-significant sites to the Maryland Inventory of Historic Properties, Susan Silber House and Bruce Williams House. In 2021, Montgomery Planning initiated efforts to list the Robert Coggin House to the National Register of Historic Places.

The Board offered brief comments on the importance of these events and the work to be done in this area to ensure inclusivity.

**3. Record Plats (Public Hearing)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: No Record Plats were submitted for approval.**

**4. Regulatory Extension Requests (Public Hearing)**

**Block F Kilmарock, Administrative Subdivision Plan 620220050 Extension Request No.**

First extension request to extend the review period from June 20, 2022 to September 30, 2022 to create two lots for one single-family dwelling unit on each lot; R-60 Zone; 0.823 acres located on Prospect Street approximately 25 feet west of Barron Street; East Silver Spring Master Plan.

*Staff Recommendation: Approval of extension request*

**BOARD ACTION**

**Motion: Verma/Rubin**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation for approval of the Regulatory Extension Request cited above.**

**8. Montgomery Auto Sales Park: Site Plan Amendment No. 82006002D (Public Hearing)**

Request to modify Condition No. 2 to allow an increase in maximum height from 24 feet to 30 feet, 3131 Automobile Boulevard, 13.89 acres, GR-1.5 (General Retail) Zone, 1997 Fairland Master Plan.

*Staff Recommendation: Approval with Conditions*

P. Estes

**BOARD ACTION**

**Motion:** Rubin/Cichy

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

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

Staff introduced the minor site plan to change Condition No. 2 in order to increase the maximum height from 24 feet to 30 feet. Staff stated there was no public correspondence or anyone signed up to speak.

Board offered brief comments and based on the June 3, 2022 Staff Report and the lack of public concern the Board approved the Site Plan Amendment.

**10. Park Potomac, Sketch Plan Amendment No. 32019002A (Public Hearing)**

Request to extend the Sketch Plan's eligible period to submit a Site Plan by an additional eighteen months, from June 2022 through to December 2023, on the Subject Property; located in the northwest quadrant of the interchange of Montrose Road and I-270; 54.84 acres; CRT-1.25, C-0.5, R-0.75, H-100T; 2002 Potomac Subregion Master Plan.

*Staff Recommendation: Approval with Conditions*

J. Server

**BOARD ACTION**

**Motion: Rubin/Verma**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

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

Staff briefly discussed an extension request for the Park Potomac Sketch Plan for 18 months.

The Applicant offered brief comments.

**5. FY23 Annual School Test and School Utilization Report**

Planning Board review of the FY23 School Utilization Report and certification of the FY23 Annual School Test results, effective July 1, 2022.

*Staff Recommendation: Planning Board Approval*

H. Baek

**BOARD ACTION**

**Motion:** Rubin/ Verma

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action: Received Briefing and Approved the Report.**

Staff offered a multi-media presentation discussing the Growth and Infrastructure Policy (GIP) which requires the Planning Board to certify the results of the Annual School Test before the start of each fiscal year. Planning Staff administers the FY2023 Annual School Test and have summarized the detailed results in the June 8, 2022 Staff Report for the Board to review.

Staff presented an overview of the Guidelines that explain the methods and standards used in the Annual School Test, the actual results of the FY23 Test that determine the base Utilization Premium Payment tier each school service area will be placed in, and some supplemental information from the School Utilization Report that could help explain the County's school utilization trends from a broader perspective.

Once certified, the Annual School Test results will go into effect on July 1, 2022.

Board asked brief questions to the Staff and complimented the Staff for their work.



**\*7. Montgomery Industrial Park, Site Plan Amendment 81990069C & 81994026C (Public Hearing) – Postponed to June 23, 2022**

**A. Site Plan Amendment 81990069C, Montgomery Industrial Park**

Request to enclose the northwestern corner of the existing showroom and the existing drive aisle on the west side of the main building to increase square footage by 5,525 square feet; request to modify building façade and interior layout, ADA parking and associated drive aisle, curb and gutter and sidewalks, stormwater management facilities, and landscaping on Lot 32. Located on Prosperity Terrace, 400 feet south of Cherry Hill Road; on 4.35 acres within the 2014 White Oak Science Gateway Master Plan area.

**B. Site Plan Amendment 81994026C, Montgomery Industrial Park**

Request to enclose the existing service lanes and canopy area, increasing building square footage by 3,320 square feet; request to construct a new building canopy, replace the existing building façade, modify the interior building layout, include a new stormwater management facility and storm drain structures, replace portions of sidewalk, relocate two existing light poles, relocate existing ADA accessible parking spaces, and make minor modifications to landscaping on Lot 33; request to create a new inter lot connection between lots 32 and 33.

Located on Prosperity Drive, 400 feet south of Cherry Hill Road; on 4.1 acres; within the 2014 White Oak Science Gateway Master Plan area.

P. Smith

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**       **POSTPONED TO JUNE 23, 2022**

**\*9. Fawsett Farms: Administrative Subdivision Plan No.620220030 (Public Hearing)**

Application to subdivide one lot into two lots for one existing and one new single-family detached dwelling unit. Located at 10701 Rock Run Drive, in the NW quadrant of Rock Run Drive and Kingsgate Road, R-200 Zone, 0.98 acres, 2002 Potomac Subregion Master Plan.

*Staff Recommendation: Approval with Conditions*

J. Casey

**BOARD ACTION**

**Motion:** Rubin/ Verma

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation for approval of the Administrative Subdivision Plan cited above, subject to conditions adjusted during the meeting, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

Staff offered a multimedia presentation discussing the application to subdivide one lot into two lots for one existing and one new single-family detached dwelling unit. The Property consists of 0.975 acres of land which is improved with a single-family detached house on the western half of the Property and a driveway on the eastern half, providing access to Kingsgate Road.

The Application proposes to retain the existing house on the western portion, and a new detached garage will be constructed in the northwest corner of the proposed Lot 1. The existing driveway accessing Kingsgate Road will be removed and a new driveway access to Rock Run Drive will be constructed. A new house will be constructed on proposed Lot 2 with a new driveway access onto Rock Run Drive. The changes are discussed in detail in the June 3, 2022 Staff Report.

Community concerns included the front setbacks and house size, the neighborhood character and compatibility, the subdivision process, the adequacy of public facilities, and the stormwater management and drainage.

Corrections to the Staff Report include modifying Condition 9c which speaks to the construction of a sidewalk. Also on page 14, of the Staff Report, Staff changed the language related to the waiver of the sidewalk.

Jason Meltzer and Wike Kaiser, both adjacent property owners, offered testimony in objection to the proposed application.

The Applicant's lawyer, Soo Lee-Cho, addressed community concerns about the compatibility of the proposed application and proposed a fee in lieu instead of the sidewalk.

Board offered comments and questions to Staff and approved this specific application with an added condition for a fee in lieu of the sidewalk.

**6. Work Session for 2022 Parks, Recreation and Open Space Plan (PROS)**

*Staff Recommendation: Approve and transmit 2022 PROS to the Maryland Department of Natural Resources (DNR)*

H. Garland

**BOARD ACTION**

**Motion:** Verma/ Rubin

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action: Received briefing followed by discussion and approved staff recommendation to transmit recommendations to DNR.**

Park Planning Staff offered a multi-media presentation updating the Board on the PROS Plan requesting approval of the final draft proposal.

On December 9, 2021, staff received comments from the Board and then solicited and received public comments at an Open Townhall regarding the prioritization of PROS recommendations. On March 7, 2022, staff received feedback from the Department of Natural Resources regarding the draft Plan. Since then, staff incorporated the Board comments, considered the public input, and made the edits based on DNR comments. Staff also refined language on decision-making processes and other topics based on the feedback.

Some of the top priority recommendations included: widely accessible and equally distributed recreation opportunities; public spaces to accommodate multiple needs; opportunities suited to diverse interests and needs; continue to develop a world-class trails network; promoting active lifestyles and encouraging people to be physically active; intentionally design spaces to support casual, impromptu use and connection with nature; focus on social connection needs of seniors, teens, young adults, and people with disabilities; build more community gardens; and reaffirm the commitment to resource conservation, stewardship, and sustainability practices.

Staff requests the Board's approval of the plan for transmission to the Maryland Department of Natural Resources (DNR). This Plan must be completed in conformance with Maryland State Guidelines. The 2022 PROS Plan Update will serve as the state-mandated Land Preservation, Parks, and Recreation Plan (LPPRP) which is required every five to six years to maintain the Program.

Board offered brief comments and requested some revisions.