



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 23, 2022, at 9:10 a.m., and adjourned at 10:28 a.m.

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

Items 1, 3, 4, 8, 10, 6, 5, and 7 discussed in that order, are reported on the attached agenda.

Item 2 was removed.

Item 9 was postponed.

The Board convened in Closed Session to discuss item 11 at 10:16 a.m. on the motion of Vice Chair Verma was seconded by Commissioner Patterson with Chair Anderson, Vice Chair Verma, and Commissioners Cichy, Patterson, and Rubin voting in favor of the motion. The meeting was closed under the authority of Annotated Code of Maryland §3-305(b)(7), to consult with counsel to obtain legal advice.

Also present for the meeting were Parks Development Director Brenda Sandberg, Parks Director Mike Riley, Deputy Director of Administration Miti Figueredo, Deputy Director of Operations Gary Burnett, Division Chief Darren Flusche, Division Chief Doug Ludwig, Senior Counsel Megan Chung, Principal Counsel Emily Vaias, Senior Counsel Matthew Mills, Associate General Counsel Allison Myers, and Kimberly Young of the Legal Department.

The Closed Session meeting was adjourned at 10:28 a.m.

There being no further business, the meeting was adjourned at 10:28 a.m. The next regular meeting of the Planning Board will be held on Thursday, July 7, 2022, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

Kimberly Young

Kimberly Mann Young
Technical Writer/Legal Assistant

Thursday, June 23, 2022
2425 Reedie Drive
Wheaton, MD 20902
301-495-4605

1. Preliminary Matters

***A. Adoption of Resolutions**

Park Potomac Sketch Plan Amendment 32019002A – MCPB No. 22-058
Montgomery Auto Sales Park Site Plan 82006002D – MCPB No. 22-059

BOARD ACTION

Motion: Rubin/Verma

Vote:

Yea: 5-0

Nay:

Other:

Action: Adopted the Resolutions cited above, as submitted.

***B. Approval of Minutes**

Minutes of June 9, 2022

BOARD ACTION

Motion: Rubin/Verma

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes, as submitted.

***C. Other Preliminary Matters**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

2. ~~Roundtable Discussion~~

Parks Director's Report

BOARD ACTION

Motion: _____

Vote:

_____ **Yea:** _____

_____ **Nay:**

_____ **Other:**

Action: **REMOVED**

3. Record Plats (Public Hearing)

A. Subdivision Plat No. 220210150, Lone Oak

R-60 zone; 2 lots; located on the north side of Husted Driveway, 150 feet east of Clifford Avenue; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

B. Subdivision Plat No. 220220230, Harry M. Martin Tract

R-200 zone; 2 lots; located on the east side of Alderton Road, 570 feet north of Woodwell Road; Aspen Hill Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Rubin/Verma

Vote:

Yea: 5-0

Nay:

Other:

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

4. Regulatory Extension Requests (Public Hearing)

A. Kingsview Station – Preliminary Plan No. 120210210 and Site Plan No. 820210130 – Regulatory Review Extension Request No. 3

Request to extend the regulatory review period from June 23, 2022 to November 20, 2022; Application to create sixty-one (61) lots for Townhouses, two (2) lots for Retail/Service Establishments and six (6) HOA parcels and to construct 61 Townhouses including 8 MPDUs; located in the southeastern quadrant of the intersection of Clopper Road/MD 117 and Germantown Road/MD 118; 9.94 acres; CRNF-1.0, C-0.25, R-0.75, H-55 zone; 1989 Approved and Adopted Germantown Master Plan.

Staff Recommendation: Approval of the Extension

J. Server

B. Addition to Ray’s Adventure: Preliminary Plan No. 120200030, Regulatory Review Extension Request No. 2

Request to extend the regulatory review period until October 27, 2022; Application to create three lots; 1.65 Acres; R-200 Zone; located approximately 225 feet south of the intersection of Woodfield Road and Log House Road; 2006 Damascus Master Plan.

Staff Recommendation: Approval of the Extension Request

P. Estes

BOARD ACTION

Motion: Rubin/Verma

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Regulatory Extension Requests cited above. Made sure to state that motion was for all the extensions requested above.

***8. Montgomery Industrial Park, Site Plan Amendment 81990069C & 81994026C
(Public Hearing)**

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. Zoned CR-0.75, C-0.75, R-0.25, H-75; 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, and modify the interior building layout, including 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. Zoned CR-0.75, C-0.75, R-0.25, H-75; 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.

Staff Recommendation: Approval with Conditions

P. Smith

BOARD ACTION

Motion: Rubin/Verma

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Site Plans 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.

Planning Staff briefly discussed the Site Plan amendments for the Montgomery Industrial Park.

10. Montgomery Planning Non-Departmental Budget Transfer

G. Wright/J. Kroll

BOARD ACTION

Motion: Verma/Rubin

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to approve the Budget Transfer Request cited above.

Planning Director Gwen Wright briefly discussed the FY22 Budget Transfer from the Administration Fund's Non-Departmental section to the Planning Department's Operating Budget for approval. This transfer is necessary for employee salaries.

6. Budget Transfer Request FY22 Operating Budget – Montgomery Parks

Staff Recommendation: Approve Transfer Request

N. Steen

BOARD ACTION

Motion: Verma/Rubin

Vote:

Yea: 5-0

Nay:

Other:

Action: **Approved staff recommendation to approve the Budget Transfer Request cited above.**

Nancy Steen, Budget Manager of Montgomery Parks, presented the FY22 Budget Adjustment for the Department of Parks. The Department of Parks is seeking the Board's approval to transfer \$770,921 of available funding from Personnel Services in the Park Fund to Non-personnel (Supplies and Materials, Other Services & Charges, Capital Outlay). Also, included in this transfer is \$195,825 reallocating funding for Personnel Services among divisions and from the Non-Departmental budgets. Details can be found in the June 16, 2022, Request Memorandum.

5. The 2021 Annual Report will be presented by Matt Libber, Executive Director of the Maryland Soccer Foundation.

Staff Recommendation: Accept the MSF 2021 Year End Report as submitted.

D. Tobin

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing

Parks Partnership Manager David Tobin introduced Matt Libber, the Executive Director of the Maryland Soccer Foundation, Inc., (MSF). Matt Liber presented the 2021 Annual Soccer Plex Report. The annual report consisted of the following information: a summary of programmatic benefits and services offered to the public during the year; a financial statement describing the operating and capital budget expenditures, income, and reserve funding management during the year; identification of any new initiatives or updates to the MSF business plan; information on the Soccer Association of Montgomery County (SAM); and a description of community outreach and events during the year. Details can be found in the June 6, 2022 Memorandum.

Board Members asked questions and clarification on some of the proposed ideas such as the additional entrance to be added, relinquishing rights to the property to a private party, and the size/style of the cell tower to be added. Board Members also asked Staff to conduct additional studies to be included in the future reports that include economic impacts of the soccer plex.

7. Work Session for 2022 Wheaton Regional Park Master Plan

Staff Recommendation: Review and approve a final draft plan that includes all appendices and reflects any changes requested by the Planning Board during the work session on June 9.

C. Kines

BOARD ACTION

Motion: Verma/ Rubin

Vote:

Yea: 5-0

Nay:

Other:

Action: **Approved the final draft plan for Wheaton Regional Park Master Plan.**

On June 9, 2022, staff summarized public testimony on the draft plan and led the Planning Board in discussions about the seven topics on which there were the most comments. For some topics, staff recommended no changes to current recommendations. But staff recommended new Plan language on certain topics in response to comments received. The Planning Board also requested some changes to the Plan language.

Parks Staff presented a multi-media presentation discussing the final changes made to the language related to the Wheaton Park Stables, mountain biking and natural surface trails, and the pickleball courts.

The Board offered comments and questions about the proposed Plan. Commissioner Rubin made comments related to the Wheaton Park Stables and future revenue opportunities.

Mike Riley, Parks Director, offered brief comments.

9. ~~Access Management Study—Presentation of Study Findings~~ – **Postponed to July 28**
Presentation of ~~Access Management Study~~ report and findings. Staff is seeking planning board comments on the proposed study recommendations.

S. Aldrich

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **POSTPONED TO JULY 28**

11. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(7) consult with counsel to obtain legal advice. Topic to be discussed: Proposed Disposition of Nees Lane Lot.

H. Coppola/M. Chung

BOARD ACTION

Motion: Verma/ Patterson

Vote:

Yea: 5-0

Nay:

Other:

Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.