

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED MINUTES AND SUMMARY

SUMMARY

Thursday, September 22, 2022

2425 Reedie Drive
Wheaton, MD 20902
301-495-4605

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, September 22, 2022, beginning at 9:05 a.m. and adjourned at 11:59 a.m.

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

There were no entries for Items 1 through 4.

Items 5, 10, 6, 9, and 8 were discussed in that order and are reported in the attached Minutes.

Item 7 was postponed.

There being no further business, the meeting was adjourned at 11:59 a.m. The next regular meeting of the Planning Board will be held on Thursday, September 29, 2022, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

Kimberly Young
Kimberly Mann Young
Technical Writer/Legal Assistant

Rachel Roehrich
Rachel Roehrich
Technical Writer/Legal Assistant

MINUTES

Item 1. Preliminary Matters Preliminary Matters

A. Adoption of Resolutions

BOARD ACTION

Motion:

Vote:

Other:

Action: No Resolutions were submitted for approval.

B. Approval of Minutes

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no Minutes submitted for approval.

C. Other Preliminary Matters

BOARD ACTION

Motion:

Vote:

Other:

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

Item 2. Record Plats (Public Hearing)

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no Record Plats submitted for approval.

Item 3. Regulatory Extension Requests (Public Hearing)

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no Regulatory Extension Requests submitted for approval.

~~Item 4. Roundtable Discussion~~

~~A. Parks Director's Report~~

~~BOARD ACTION~~

~~Motion: _____~~

~~Vote:~~

~~Other: _____~~

~~Action: Item Cancelled~~

Item 5. Montgomery Parks Data Analytics Strategic Plan

S. Hassan

BOARD ACTION

Motion:

Vote:

Other:

Action: Received Briefing

Staff presented a multi-media presentation detailing the Montgomery Parks Data Analytics Plan. Since 2004, the Montgomery County Department of Parks (Montgomery Parks) has utilized an asset management system to capture inventory and track maintenance costs of its parks, assets, and amenities. In 2017, a Montgomery Parks EAM Strategic Plan was developed with a road map to capture Department priorities for the software. During the last four years, Staff began utilizing several other data solutions like Power BI and GIS to effectively manage our operations to provide the optimal experience for our current users and expand our user base. As the EAM Strategic Plan neared completion, the EAM and GIS teams were merged and expanded into the Data Analytics Team to develop a strategic plan.

The goal of the Data Analytics Strategic Plan is to provide strategic direction and vision in creating an environment where data is used to reach the Departmental goals. There are four (4) pillars which include Assets, Automation, Analytics, and Outreach & Education. The Data Analytics Team: (1) provides accurate and meaningful information about the park system assets; (2) automates and streamlines business processes; (3) fosters efficiencies, improvements, and better decision-making through data analytics; and (4) enables users to utilize data driven technologies to their full potential.

The Board offered brief comments and questions to Staff regarding the Automation applications, security, potential for AI and GIS, and ADA compliance.

Staff offered brief comments as to prioritization, cost-effectiveness, privacy, and ADA compliance.

Item 10. Acquisition of Hollywood Branch Parcel (Public Hearing)

Authorization to accept conveyance of the 12.8 acre Hollywood Branch parcel at no cost from Montgomery County as an addition to Paint Branch Stream Valley Park.

Staff Recommendation: Approval and adoption of the Resolution

H. Coppola/B. Sandberg

BOARD ACTION

Motion: Rubin/Cichy

Vote: 5-0

Other:

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

Parks Staff presented a multi-media presentation addressing the no-cost acquisition of the Hollywood Branch Parcel (Property) conveyance from Montgomery County as a proposed addition to Paint Branch Stream Valley Park Unit 5. The Property consists of approximately 12.80 acres of unimproved wooded stream valley and a forested 0.4 mile stretch of the Hollywood Branch tributary of the Paint Branch in the Anacostia River watershed. Further details can be found in the September 13, 2022 Staff Memorandum.

Montgomery County Department of Environmental Protection (DEP) and Montgomery Parks recently determined that it would be in the best interest of both agencies and the public for the Property to become parkland. This acquisition would benefit Parks as it would protect and steward aquatic resources on-site and on existing parkland downstream in the Paint Branch watershed. The acquisition will allow for proper management and maintenance of an existing conservation area by the Department of Parks, and it is a no-cost conveyance from Montgomery County.

The Board offered brief questions regarding Operating Budget Impact (OBI) to Parks Staff.

Item 6. Block F Kilmarock, Administrative Subdivision Plan 620220050 (Public Hearing)

R-60, 0.823 acres, Request to create two lots for one single-family dwelling unit on each lot; located on Prospect Street approximately 25ft W of Barron Street; East Silver Spring Master Plan.

Staff Recommendation: Approval with Conditions

K. Mencarini

BOARD ACTION

Motion: Cichy/Rubin

Vote: 5-0

Other:

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

Staff presented a multi-media presentation for Administrative Subdivision Plan No. 620220050 to create up to two lots for single-family dwelling units; one for the existing dwelling unit and a second for the construction of a new dwelling unit. Access to the proposed lots will be via separate driveways. Lot A will continue to be accessed from an existing driveway on Prospect Street, and Lot B will be accessed via a new driveway also located on Prospect Street, approximately 40 feet from the intersection of Prospect Street and Barron Street. Further details can be found in the September 9, 2022, Staff Report.

No correspondence related to this project was received.

Ron Goodman (Homeowner), Russell Reese (Wiles Mensch Corporation), and Michael Norton (Norton Land Design) of the applicant's team offered comments and spoke about Condition 14(b) relating to the proposed building restriction line on Lot B.

Chair Anderson requested legal guidance regarding the building restriction line condition for Lot B, and Allison Myers, Associate General Counsel, offered comments and responses. The Board proposed and approved a revision to Condition 14(b).

**Item 9. Pedestrian Master Plan Draft Design, Policy and Programming
Recommendations Review**

Staff Recommendation: Provide feedback to Planning staff about draft policy, design, and programming recommendations for the Pedestrian Master Plan.

E. Glazier

BOARD ACTION

Motion:

Vote:

Other:

Action: Received Briefing followed by discussion.

Staff presented a multi-media presentation providing the draft design, policy, and programming recommendation context; with a summary of ongoing community engagement efforts, project schedule, and next steps. Further details can be found in the September 15, 2022, staff report.

The Plan will strengthen the existing culture of walking and expand it in the years ahead by prioritizing pedestrian infrastructure and recommending updates to County policies, operational practices, and design standards. Specific Plan goals include: 1) Increase walking rates and pedestrian satisfaction; 2) Create a comfortable, connected, convenient pedestrian network; 3) Enhance pedestrian safety; and 4) Build an equitable and just pedestrian network.

The following recommendation topics are included in the Plan:

- Design, Policy, and Programming
- Prioritize Locations for Capital Projects
- Pedestrian Shortcut Locations
- Country Sidepath Locations
- Complete Streets Design Guide Area Technical Translation

Staff offered comments and detailed discussion on each of the topics above, and elaborated further on the Design, Policy, and Programming.

Thirty-four recommendations with ninety-four key actions were made across six different themes.

Throughout the presentation the Board offered comments and questions for each of the theme recommendations and key actions, specifically during the Build, Protect and Expand Access themes. The Board further commented on the need for more Upcounty and Eastcounty community representation, funding, turnover of roadways, and coordination with State Highways Association.

Staff provided detailed responses and comments to the Board.

Andrew Bossi, of Montgomery County Department of Transportation, offered comments on the Plan and themes regarding how it relates to operational items, wording about costs, and assuming county control over state roadways in Downtowns, Town Centers and along master-planned bus rapid transit (BRT) transit corridors.

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The next steps for the Planning Staff include: finalizing draft recommendations; continuing internal, interagency, and community engagement; and preparing the Pedestrian Master Plan Working Draft.

Item 8. Montgomery County Comprehensive Water Supply and Sewerage Systems Plan Proposed Category Map Amendments – County Executive’s AD 2022-4 Administrative Amendment Group – Four Water/Sewer Service Category Change requests. (Public Hearing)

Staff Recommendation: Transmit Comments to County Executive

K. Nelson

BOARD ACTION

Motion: Cichy/Verma

Vote: 5-0

Other:

Action: Approved staff recommendation to transmit comments for the Water/Sewer Category Map Amendments cited above to the County Executive.

Staff came before the Board regarding four water/sewer service category change requests, and explained that the Planning Board is required by State law to make a Master Plan and Water and Sewer Plan conformance determination on each of the requests. Planning Staff recommends approval for each of these cases consistent with the Executive Staff recommendations. Further details can be found in the September 15, 2022, staff report.

The four requests include the following:

- A. WSSCR 22-CLO-02A: Rubens Josefino
- B. WSSCR 22-DAM-06A: Janet Burdette
- C. WSSCR 22-TRV-18A: William and Melissa Dunn
- D. WSSCR 22-TRV-19A: Kathleen Cantilena

The Board offered comments and moved for approval.

Item 7. ~~Rustic Roads Functional Master Plan Update—Working Draft Presentation~~

Approve the Working Draft of the Rustic Roads Functional Master Plan as the Public Hearing Draft and schedule the Public Hearing date.

J. Pratt

BOARD ACTION

Motion: _____

Vote:

_____ **Yea:** _____

_____ **Nay:** _____

_____ **Other:** _____

Action:

(POSTPONED TO OCTOBER 6, 2022)