

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, May 2, 2024
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, May 2, 2024, beginning at 1:05 p.m. and adjourning at 3:18 p.m.

Present were Chair Artie Harris, Vice Chair Mitra Pedoeem, and Commissioners Shawn Bartley, James Hedrick and Josh Linden.

Items 1 through 5 were discussed in that order and reported in the attached Minutes.

Item 6 was postponed.

There being no further business, the meeting adjourned at 3:05 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 9, 2024, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

Rachel Roehrich

Rachel Roehrich
Technical Writer/Legal Assistant

MINUTES

Chair Harris read a proclamation declaring the month of May Historic Preservation Month and presented the proclamation to Historic Preservation Supervisor, Rebecca Ballo.

Item 1. Preliminary Matters

A. Adoption of Resolutions

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no Resolutions submitted for adoption.

B. Approval of Minutes

1. Minutes for April 18, 2024

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 4-0-1

Other: Vice Chair Pedoeem abstained due to being absent on April 18, 2024.

Action: Approved Planning Board Meeting Minutes for April 18, 2024, as submitted.

C. Other Preliminary Matters

1. Corrected Resolution 7126 Wisconsin Avenue Sketch Plan No. 32019003A – MCPB No. 24-032
2. Corrected Resolution 7126 Wisconsin Avenue Preliminary Plan No. 120230020 – MCPB No. 24-033
3. Corrected Resolution 7126 Wisconsin Avenue Site Plan No. 820230020 – MCPB No. 24-034

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved the Corrected Resolutions cited above, as submitted.

4. Corrected Resolution 9801 Georgia Avenue Forest Conservation Plan No. F20240040 – MCPB No. 24-037

BOARD ACTION

Motion: Hedrick/Pedoeem
Vote: 4-0-1
Other: Commissioner Bartley abstained due to abstaining during the initial vote.
Action: Approved the Corrected Resolution cited above, as submitted.

Bethesda IAC Member Appointment

S. Dickel

BOARD ACTION

Motion: Hedrick/Pedoeem
Vote: 5-0
Other:
Action: Approved Staff recommendation for approval of the reappointment of Andrew Saul to a three-year term of the Bethesda Downtown Plan Implementation Advisory Committee cited above.

Great Seneca Climate Assessment

C. Sanders

BOARD ACTION

Motion:
Vote:
Other:
Action: Chair noted on the record that the Great Seneca Climate Assessment was reviewed and incorporated into the Planning Board Draft as presented by Staff.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220230410, Iglesia Vida Nueva

RE-2C zone; 1 lot; located on the west side of Old Columbia Pike, 950 feet south of East Randolph Road; Fairland and Briggs Chaney Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Record Plat cited above, as submitted.

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

Parks Director's Report
M. Figueredo

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Montgomery Parks Director, Miti Figueredo, offered a multi-media presentation regarding recent updates and events within the Parks Department.

Ms. Figueredo discussed the Brookside Gardens Native Plant Sale, Bring Your Child to Work Day 2024, Earth Month events hosted by the Sustainability team, and the PACP division's Best in Maryland Awards wins. Ms. Figueredo also recognized M-NCPPC Park Police Officer, Dina Carin, for her public service within the community and gave updates on the FY25 Operating Budget, a federal grant to improve the Northwest Branch Trail, and the first annual Sligo Creek Fest.

The Board asked questions regarding the Northwest Branch Trail and Sligo Creek Fest, and Ms. Figueredo offered comments and responses.

Item 5. Forest Conservation Briefing

Staff Recommendation: Brief the Planning Board
C. Sorrento/A. Lindsey/M. Rothberg

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Christina Sorrento, Chief of Intake and Regulatory Coordination, Amy Lindsey, Planner III, and Mia Rothberg, Forest Conservation Planner II, gave a briefing on the Forest Conservation Law, Forest Conservation regulatory review considerations, Planning Board policies, and the Reforest Montgomery Program.

The Board asked questions regarding no net loss determination, forest quality assessment, easements, stream valley buffers, reforestation requirements, mitigation banks, fee-in-lieu payments, Forest Conservation Law exemptions, champion trees, and the free shade tree program.

Staff, including Deputy Director of Planning, Robert Kronenberg, offered comments and responses to the Board's questions.

Item 6. Postponed - Democracy Center, Sketch Plan No. 320240050 (Public Hearing)

Request for approval of a Sketch Plan; The Application proposes to construct a multi-family development of up to 393 dwelling units, including a transfer of density from existing development; On approximately 15.346 acres zoned CR-1.5 C-1.25, R-0.75, H-200'; Within the 2017 Rock Spring Sector Plan area.

Staff recommendation: Approval with Conditions

A. Lindsey

BOARD ACTION

Motion:

Vote:

Other:

Action: Postponed.