

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, May 23, 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 23, 2024, beginning at 1:35 p.m. and adjourning at 6:41 p.m.

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

Vice Chair Mitra Pedoeem was necessarily absent for Item 1 and joined the meeting for Item 2 and the remainder of the meeting.

Items 1 through 7 were discussed in that order and reported in the attached Minutes.

The Planning Board recessed for dinner at 4:20 p.m. and reconvened in the auditorium and via video conference to return to open session at 5:59 p.m. to accept testimony for the Public Hearing Item 2024-2028 Growth and Infrastructure Policy Update as reported in the attached Minutes.

There being no further business, the meeting adjourned at 6:41 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 30, 2024, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

Rachel Roehrich
Rachel Roehrich
Technical Writer/Legal Assistant

MINUTES

Item 1. Preliminary Matters

A. Adoption of Resolutions

1. Ellsworth Place (Formerly City Place), Sketch Plan No. 320240060 – MCPB No. 24-051

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 3-0-1

Other: Vice Chair Pedoeem was necessarily absent for the vote and Commissioner Linden abstained due to being absent for the original vote.

Action: Adopted the Resolution cited above, as submitted.

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)

4310 Prince Road Administrative Subdivision Plan No. 620240100 and Preliminary/Final Forest Conservation Plan No. F20240310 Regulatory Review Extension Request No. 2 - Request to extend the regulatory review period until July 12, 2024.

Application to create one lot for a single-family detached unit, located at 4310 Prince Road; Residential Estate – 1 (RE-1) Zone, 2005 Olney Master Plan.

Staff Recommendation: Approval of the extension request

M. Clayborne

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

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

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 for the Parks Department.

Ms. Figueredo announced Darren Flusche's promotion to Deputy Director of Administration for Montgomery Parks and gave a brief overview of Mr. Flusche's career.

Ms. Figueredo discussed the first annual Sligo Creek Fest, the new electric Zamboni at Cabin John Ice Arena, volunteers contributing hours toward biological monitoring for creeks systems, Stephanie Oberle's recent Spencer Ellis Award from the Maryland Chapter of the American Society of Landscape Architects, the Summer 2024 Trail Ambassador Program, the SEED Classroom ribbon cutting, and the FY25 Budget.

Item 5. Briefing on ERP System Updates

M. Chilet/G. Cohen

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Maizen Chilet, Chief Information Officer and Gavin Cohen, Secretary-Treasurer, offered a multi-media presentation regarding Enterprise Resource Planning (ERP) System Updates. Mr. Chilet gave an overview of the ERP System including the history, benefits, and Project Mosaic Update. Mr. Chilet also discussed the stakeholders, schedule, phases for the project, survey results, and next steps.

The Board asked questions regarding possible inclusion of the Enterprise Asset Management EAM work order management system, how contributions were determined for each department, data migration, whether the new service would be purchased, feedback, implementation, and deliverables.

Staff offered comments and responses to the Board's questions.

Item 6. Saddle Ridge: Administrative Subdivision Plan No. 620240040 & Forest Conservation Plan No. F20240100 (Public Hearing)

- A. Administrative Subdivision Plan No. 620240040
- B. Forest Conservation Plan No. F20240100

Application to create three lots for one existing and two proposed single-family detached dwelling units; located on Highland Farm Road, west of Deercrest Lane; Potomac; RE-2 zone; 24.14 acres; 2002 Potomac Subregion Master Plan.

Staff Recommendation: Approval with Conditions

J. Casey

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Administrative Subdivision Plan 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.

B. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Preliminary/Final Forest Conservation Plan 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.

Jonathan Casey, Planner II, offered a multi-media presentation regarding Saddle Ridge. Further information can be found in the Staff Report dated May 10, 2024.

Mr. Casey stated the Application proposes to subdivide the existing property into three new lots, two of which will be flag lots. Lot 132, Lot 131, Parcel 817 and the majority of Lot 110 will be consolidated to create Lot A (16.58 acres), which will contain the existing house that is currently under construction. The remaining portions of the property are being reconfigured to create Lot B (3.91 acres) and Lot C (3.70 acres). All three lots will have access to Highland Farm Road. A 20-foot wide, Fire Department compliant, shared driveway will be constructed to serve Lots A and B, and Lot C will have its own driveway access. Lot A will also have a service driveway, in approximately the same location as the current path to access the southern half of the Property. Mr. Casey discussed the forest conservation for the property as well as the requested tree variance for impacts to 11 trees and removal of 7 trees.

Mr. Casey stated no community correspondence has been received to date, and noted corrections to Administrative Subdivision Condition Number 14.c and Forest Conservation Condition Number 2.

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The Board asked questions regarding removal of forest, if the removal of forest meets usage requirements, and if the proposed use of land helps to alleviate housing needs for the County.

Staff, including Chief of Upcounty Planning, Patrick Butler, offered comments and responses.

Item 7. Zoning Text Amendment (ZTA) for the Great Seneca Life Sciences Overlay Zone (Public Hearing)

The Great Seneca Life Sciences Center (GSLC) Overlay Zone will implement the zoning and land use recommendations of the Great Seneca Plan: Connecting Life and Science Plan.

Staff Recommendation: Transmit the draft ZTA to the District Council for introduction.

B. Berbert

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval to transmit the draft ZTA, with modifications discussed during the meeting, to the District Council, as stated in a transmittal letter to be prepared at a later date.

Benjamin Berbert, Planner III, offered a multi-media presentation regarding the Great Seneca Life Sciences Overlay Zone ZTA. Further information can be found in the Staff Report dated May 15, 2024.

Mr. Berbert discussed the purpose, land uses, development standards, development procedures, Public Benefits, and Incentive Density recommendations for the proposed ZTA in greater detail.

Lastly, Mr. Berbert noted corrections and modifications to the draft ZTA for Development Standards - Density, Public Benefits, Public Benefits - General Provisions, Tier 1 benefit ix, and Development Procedures – Building Lot Termination.

The Board asked questions regarding allowable/not allowed uses, square footage for BLT requirements, surface vehicle parking requirements, clarification of tier representation for Public Benefits, how flexibility will be maintained, energy codes, and the possibility of removing the height cap.

Staff, including Chief of Midcounty Planning, Carrie Sanders, Acting Assistant to the Deputy for Development and Design Review, Atul Sharma, and Planner III, Maren Hill, offered comments and responses.

The Board held further discussion regarding allowable/not allowed uses and density development standards for mapped FAR. The Board agreed by consensus to move forward with Staff's recommendations on allowable/not allowed uses and to remove language stating development applications must use all existing mapped density first before they may exceed their mapped FAR up to 200 percent with Planning Board approval.

Public Hearing Item - 2024 – 2028 Growth and Infrastructure Policy Update – Public Hearing

The Planning Board will receive public testimony on the Public Hearing draft of the 2024-2028 Growth and Infrastructure Policy and related infrastructure funding mechanisms.

Staff recommendation: Receive public testimony

L. Govoni/D. Buckley/H. Baek

BOARD ACTION

Motion:

Vote:

Other:

Action: Received testimony and approved by consensus to leave the Public Record open until May 24, 2024.

The Public Hearing began at 5:59 p.m. Darcy Buckley, Planner III, offered a multi-media presentation and gave a brief overview of the 2024 – 2028 Growth and Infrastructure Policy Update timeline and schedule. Further information can be found in the Staff Report found under the Agenda for May 9, 2024. Ms. Govoni also requested the Public Record be left open until May 24, 2024.

The following individuals offered testimony:

In Person:

William Kominers (Individual)
Katherine Wagner (NAIOP/MBIA)
Joseph Moges (MDOT SHA)
Patricia Harris (Individual)
Haley Peckett (MCDOT)
Casey Cirner (MBIA)
Scott Plumber (Darnestown Civic Association)

Virtual via Microsoft Teams:

Daniel Wilhelm (Greater Colesville Citizens Association)
Scott Wallace (MCB White Oak Developer, Inc)
Kenneth Bawer (Individual)

The Public Hearing ended at 6:41 p.m.