

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, September 19, 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, September 19, 2024, beginning at 10:12 a.m. and adjourning at 7:41 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.

The Planning Board recessed for lunch at 12:28 p.m. and reconvened in the auditorium and via video conference to return to open session at 1:39 p.m. to discuss Items 6 and 7, as reported in the attached Minutes.

The Planning Board adjourned at 2:58 p.m. and reconvened in the auditorium and via video conference to return to open session at 5:38 p.m. for the Planning Board Speaker Series panel discussion “Housing Conversation: From Research to Reality”, as reported in the attached Minutes.

The Planning Board Speaker Series ended at 7:41 p.m. The next regular meeting of the Planning Board will be held on Thursday, September 26, 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. Dickerson Power Plant Forest Conservation Plan No. F20240620 – MCPB No. 24-081

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0-1

Other: Commissioner Bartley abstained due to being absent for the original vote on September 5, 2024.

Action: Adopted the Resolution cited above, as submitted.

B. Approval of Minutes

1. Minutes for September 5, 2024

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Approved Planning Board Meeting Minutes of September 5, 2024, as submitted.

C. Other Preliminary Matters

Request for Reconsideration and Waiver of Filing Deadline: Kings Crossing Site Plan No. 820240070

Request for Reconsideration of Kings Crossing Site Plan No. 820240070, MCPB Resolution No. 24-061 and Waiver of Filing Deadline.

Staff Recommendation: Approval of Request for Reconsideration

P. Butler

BOARD ACTION

Motion: Linden/Hedrick

Vote: 2-2-1

Other: Chair Harris and Commissioner Linden in favor of the motion, Vice Chair Pedoem and Commissioner Hedrick opposed to the motion, and Commissioner Bartley abstained due to being absent for the original vote on July 8, 2024.

Action: Motion to grant the request for reconsideration failed.

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Allison Myers, Associate Counsel, offered brief comments regarding the reconsideration.

Chair Harris granted a waiver of the filing deadline to allow the Board to consider the request. The Board asked questions regarding noticing and timeline for rehearing.

Staff, including Emily Vaias, Principal Counsel, offered comments and responses.

The motion to grant the request for reconsideration failed for lack of a majority.

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

Parks Director's Report
M. Figueredo/D. Flusche/C. Ciabotti/M. Ramirez

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Miti Figueredo, Montgomery Parks Director, offered brief comments and introduced Darren Flusche, Montgomery Parks Deputy Director of Administration, who offered a multi-media presentation regarding the Long Branch Parks Initiative.

Mr. Flusche offered a brief overview of the Long Branch Parks Initiative, the ten parks included within the scope of the initiative, goals, and process.

Michelle Ramirez, Public Relations and Outreach Specialist, discussed the community engagement, outreach events, marketing, community events, and focus groups. Mr. Flusche spoke about the community input results regarding most used amenities, concerns, types of amenities the public would like, and pilot projects. Mr. Flusche also described the park existing conditions, the planning efforts, urban conditions, focus on equity, and environmental conditions.

Christie Ciabotti, Acting Division Chief of Park Planning and Stewardship, discussed the Long Branch Initiative recommendations in greater detail for amenities (new, improved, and expanded), environmental improvements, funding, timeline for major projects, and park activation. Ms. Ciabotti also discussed the completed and upcoming projects.

The Board asked questions regarding the projected total cost for all projects and possibility for extension of trail to the north. The Board also offered comments regarding using a holistic approach for all stream valley parks and providing additional futsal courts.

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

Item 5. Curbless and Shared Streets Design Guide Briefing (Public Testimony Accepted)

Montgomery Planning, in partnership with the Montgomery County Department of Transportation (MCDOT), developed the Curbless and Shared Streets Design Guide as a supplement to the Complete Streets Design Guide. It provides planning, policy, and design guidance for Curbless and Shared Streets in Montgomery County. During this session, Planning Staff will provide a briefing on the guide and the Board will receive public testimony.

Staff recommendation: Provide further policy direction to Staff.

D. Buckley

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Approved the Curbless and Shared Street Design Guide as modified by the Board during the Public Hearing.

Darcy Buckley, Planner III, offered a multi-media presentation regarding the Curbless and Shared Streets Design Guide. Further information can be found in the Staff Report dated September 12, 2024.

Ms. Buckley stated Montgomery Planning, in partnership with the Montgomery County Department of Transportation (MCDOT), developed the Curbless and Shared Streets Design Guide as a supplement to the Complete Streets Design Guide and to provide planning, policy, and design guidance.

Ms. Buckley discussed the guide in greater detail including the fundamentals of curbless and shared streets, siting considerations, and design principles.

Andrew Bossi of MCDOT described the different street types and discussed the design guidance for each street type in greater detail including: curbless streets, shared streets, and other similar streets. Mr. Bossi also discussed the special considerations for intersection design, gateway treatments, accessibility, stormwater management and drainage, lighting, and fire access and operations.

Lastly, Ms. Buckley discussed the next steps for the Curbless and Shared Streets Design Guide regarding approval and adoption.

The Board asked questions regarding motor vehicle speeds, lighting features, guidance for Master Plans, and potential for legislative changes regarding low motor vehicle speeds and right-of-way liability for shared spaces.

Staff, including David Anspacher, Chief of Countywide Planning and Policy and Eli Glazier, Acting Transportation Supervisor, offered comments and responses to the Board's questions. Mr. Bossi also offered comments and responses to the Board's questions.

Item 6. Bethesda Downtown Plan Minor Master Plan Amendment, Preliminary Recommendations

Staff Recommendation: Brief the Planning Board on Staff's Preliminary Recommendations and receive comments from the Board.

E. Hisel-McCoy

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing followed by discussion.

Elza Hisel-McCoy, Chief of Downcounty Planning, offered a multi-media presentation regarding the Preliminary Recommendations for the Bethesda Downtown Plan Minor Master Plan Amendment. Further information can be found in the Staff Report dated September 12, 2024.

Mr. Hisel-McCoy stated the plan is a technical amendment to the approved and adopted 2017 Bethesda Downtown Plan. The Plan Amendment focuses on implementation of the 2017 plan, particularly the elements of the Bethesda Overlay Zone including the development cap and the Park Impact Payment (PIP), and potential impacts of additional development in downtown Bethesda over the remaining life of the plan, among other elements.

Mr. Hisel-McCoy gave a brief overview of the community engagement efforts and discussed the preliminary recommendations in greater detail for: new metrics for measuring transportation impact, determining an appropriate development cap for downtown Bethesda, infrastructure improvements, new parks and park improvements, updating the PIP, potential new recreation center, supporting more affordable housing, and improving the Bethesda Overlay Zone (BOZ).

The Board asked questions regarding the plan for a potential future recreation center, purchasing of BOZ density, success of live work units, and possible community prioritization of parks and amenities.

The Board also offered comments regarding codifying Naturally Occurring Affordable Housing (NOAH) standards.

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

Item 7. Montgomery County Comprehensive Water Supply and Sewerage Systems Plan Proposed Category Map Amendments – County Executive’s AD 2024-3 Administrative Amendment Group – Four Water/Sewer Service Category Change Requests (Public Testimony Accepted)

Staff Recommendation: Transmit Comments to County Executive
J. Pratt

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Approved Staff recommendations of the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan Proposed Category Map Amendments, and to transmit comments to the County Executive, as stated in a transmittal letter to be prepared at a later date.

Jamey Pratt, Planner III, offered a multi-media presentation regarding Water/Sewer Service Category Change Requests. Further information can be found in the Staff Report dated September 12, 2024.

Mr. Pratt discussed the following category change requests listed below:

- WSCCR 24-BEN-01A: Brinklow-Blocktown, LLC
Staff Recommendation: Maintain W-6 and S-6, with advancement for approval of multiuse water supply and sewerage systems conditioned on DPS permitting of the proposed onsite systems.
- WSCCR 24-GWC-01A: Gregory & Cara Lynagh
Staff Recommendation: Approve W-1
- WSCCR 24-GWC-02A: Deeper Life Bible Church
Staff Recommendation: Approve W-1 and S-1
- WSCCR 24-OLN-01A: Godwin Real Estate, LLC
Revised Staff Recommendation: Maintain existing W-6 and S-6, with approval of multiuse water supply and sewerage systems proposed expansion to 3,100 gallons per day design capacity as permitted by DPS.

Mr. Pratt gave a brief overview and discussed the water/sewer category changes listed above in greater detail. Mr. Pratt also noted a revised recommendation for WSCCR 24-OLN-01A: Godwin Real Estate, LLC listed above.

The Board asked questions regarding the Water/Sewer maps and the proposed expansion in WSCCR 24-OLN-01A.

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

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Alan Soukup of Montgomery County Department of Environmental Protection (DEP) also offered comments and responses to the Board's questions.

Planning Board Speaker Series, “Housing Conversation: From Research to Reality”

A Tale from our Partners: Lessons learned from the trenches

In the July session, the panel discussed various ways localities are addressing housing supply shortages. But how have they worked in practice? As jurisdictions across the country embark on plans to increase housing supply, this session will examine lessons learned from agencies that have already implemented attainable housing strategies. Hear from representatives from Oregon, St. Paul, MN, and Arlington, VA, on their initiatives over the past five years to encourage more housing development. They’ll talk about what worked, what didn’t work, what they would do differently, and what advice they have to offer.

Panel:

Emma Brown, Senior City Planner, St. Paul, Minnesota Department of Planning and Economic Development

Mari Valencia Aguilar, Senior Housing Planner, Oregon Department of Land Conservation and Development

Richard Tucker, Housing Arlington Coordinator, Arlington, VA, Department of Community Planning, Housing & Development

BOARD ACTION

Motion:

Vote:

Other:

Action: Panel Discussion.

Chair Harris gave brief opening remarks regarding the housing shortage for Montgomery County, and introduced panelists listed above.

Ms. Aguilar offered a multi-media presentation and discussed Oregon’s Statewide Land Use Program, Oregon’s Middle Housing Regulation, and Oregon’s Housing Needs Analysis Policy. Ms. Aguilar also discussed Oregon’s Goal 10 – Housing Planning and middle housing implementation status in greater detail as well.

Ms. Brown offered a multi-media presentation and discussed the City of St. Paul’s 1-6 Unit Housing Study. Ms. Brown explained the planning process, consultant work, adopted zoning changes, new housing potential, design-related standards, and progress since adoption.

Mr. Tucker offered a multi-media presentation and discussed the Missing Middle Housing Study (MMHS) for Arlington, Virginia. Mr. Tucker described Arlington’s housing inventory, the MMHS goals and objectives, phases, equity analysis, what was adopted, zoning requirements, outcomes, lessons learned, and annual tracking and reporting for initial years of implementation.

A question and answer session followed the presentations with comments and responses from Ms. Brown, Ms. Aguilar, and Mr. Tucker.