

# **Montgomery County Planning Board**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED**  
**MINUTES AND SUMMARY**

**SUMMARY**  
**Thursday, November 14, 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, November 14, 2024, beginning at 6:10 p.m. and adjourning at 10:06 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 also received testimony for the Master Plan of Highways and Transitways – 2024 Technical Update - Public Hearing Number 2, as reported in the attached Minutes.

Commissioner Bartley left the in-person meeting during the Master Plan of Highways and Transitways – 2024 Technical Update - Public Hearing Number 2 at 8:44 p.m. and attended virtually for the remainder of the hearing.

There being no further business, the meeting adjourned at 10:06 p.m. The next regular meeting of the Planning Board will be held on Thursday, November 21, 2024, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

Rachel Roehrich  
Technical Writer/Legal Assistant

MINUTES

**Item 1. Preliminary Matters**

**A. Adoption of Resolutions**

1. Bradley Hills – 5315 Goldsboro Road Administrative Subdivision Plan No. 620240130 – MCPB No. 24-096
2. Bradley Hills – 5315 Goldsboro Road Forest Conservation Plan No. F20240640 – MCPB No. 24-097

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 4-0-1

**Other:** Commissioner Bartley abstained for the original votes and was not eligible to vote.

**Action:** Adopted the Resolutions cited above, as submitted.

3. The Brownstones at Westbard Square Site Plan No. 820240160 – MCPB No. 24-098
4. The Brownstones at Westbard Square Forest Conservation Plan No. F20240760 – MCPB No. 24-099

**BOARD ACTION**

**Motion:** Hedrick/Bartley

**Vote:** 3-0-2

**Other:** Vice Chair Pedoeem and Commissioner Linden were absent for the original votes and were not eligible to vote.

**Action:** Adopted the Resolutions cited above, as submitted.

5. Sharee Teflia Congregation Preliminary Plan Amendment No. 12006056A – MCPB No. 24-107
6. Rose Village Sketch Plan Amendment No. 32021012A - MCPB No. 24-109

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 4-0-1

**Other:** Commissioner Linden was absent for the original votes and was not eligible to vote.

**Action:** Adopted the Resolutions cited above, as submitted.

7. North Bethesda Industrial Center Preliminary Forest Conservation Plan No. F20241040 - MCPB No. 24-110
8. Wheaton Regional Park Forest Conservation Plan Amendment No. F2023009B - MCPB No. 24-111

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 5-0

**Other:**

**Action:** Adopted the Resolutions cited above, as submitted.

**B. Approval of Minutes**

1. Minutes for October 10, 2024
2. Minutes for October 24, 2024
3. Closed Session Minutes for October 24, 2024

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 5-0

**Other:**

**Action:** Approved Planning Board Meeting Minutes of October 10, 2024 and October 24, 2024, as well as the Closed Session Minutes of October 24, 2024, as submitted.

**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)**

**Subdivision Plat No. 220230700, Hammer Hill Daycare Facility**

CRT zone, one lot; located on the west side of Frederick Road (MD 355), 150 feet north of Stringtown Road; Clarksburg Ten Mile Creek Amendment Area.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220241110, Chevy Chase, Section 5**

R-60 zone, one lot; located at the southern terminus of Windsor Place; Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

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

**Item 3. Regulatory Extension Requests (Public Hearing)**

**500 Valley Brook Drive: Administrative Subdivision Plan No. 620240120 and Forest Conservation Plan No. F20240780, Regulatory Extension Request No. 1 - Request to extend review period to March 13, 2025.**

Application to create three lots for three detached houses; 500 Valley Brook Drive, Silver Spring; R-200 Zone; 1.56 acres; 1997 White Oak Master Plan.

*Staff Recommendation: Approval with Conditions*

E. Tettelbaum

**LT at Cloppers, Administrative Subdivision Plan No. 620230120: Regulatory Extension Request No. 3 - Request to extend the review period from November 8, 2024 to April 8, 2025.**

Proposal to subdivide one lot for the creation of up to three new lots for three single family detached houses; located on Longdraft Road 1,550' N of Clopper Rd; 1.27 acres of land zoned R-90/TDR; 2010 Great Seneca Science Corridor Master Plan.

*Staff Recommendation: Approval of the extension request.*

T. Leftwich

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

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

**Item 4. Planning Department – Supplemental FY25 Budget Request – Germantown Sector Plan Amendment**

The Planning Department is requesting approval to submit an FY25 supplemental budget request for the Germantown Sector Plan Amendment.

*Staff recommendation: Approval*

R. Kronenberg/K. Warnick/C. Morgan

**BOARD ACTION**

**Motion: Pedoeem/Hedrick**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval of the FY25 supplemental budget request for the Germantown Sector Plan Amendment.**

Carl Morgan, Acting Budget Manager for the Planning Department, offered comments regarding the requested Supplemental FY25 Budget Request for the Germantown Sector Plan Amendment. Further information can be found in the Staff Report dated November 7, 2024.

Mr. Morgan stated the requested additional \$110,000 will allow the Planning Department and consultants to understand the vital transportation services within the Plan area by studying the existing roadway capacity and potential reconfiguration of existing roads to implement multimodal and vision zero goals and strategies. Additional community engagement will also be performed including important translation services, canvassing of residents and businesses in multiple neighborhoods and contexts, and a multitude of meeting types and locations across the Plan area with various stakeholders. The source of funds is the Commission's Administration Fund Reserves.

**Item 5. Confirmation/Approval to Set Third Public Hearing Date for the Master Plan of Highways and Transitways**

*Staff Recommendation: Set Public Hearing Date for January 9, 2025*  
S. Aldrich

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 5-0

**Other:**

**Action:** Approved Staff recommendation to set a Public Hearing date for January 9, 2025 at 6:00 p.m. in the Upcounty Regional Services Center.

Sofia Aldrich, Transportation Planner IV, offered comments regarding an additional third Public Hearing for the Master Plan of Highways, and requested final confirmation/approval to set the third Public Hearing date, for in-person testimony only, for January 9, 2024 at 6:00 p.m. in the Upcounty Regional Services Center at 12900 Middlebrook Road, Germantown, Maryland. Further information can be found in the Staff Report dated November 7, 2024.

**Master Plan Public Hearing - Master Plan of Highways and Transitways – 2024 Technical Update – Public Hearing Number 2**

A second public hearing will be held to solicit public feedback on the potential removal of Midcounty Highway Extended (M-83) from the Master Plan of Highways and Transitways.  
S. Aldrich

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action:           Received testimony.**

The Public Hearing began at 6:34 p.m. Sofia Aldrich, Transportation Planner IV, offered a multi-media presentation, read a statement of record, gave a brief overview of the Master Plan of Highways and Transitways – 2024 Technical Update, and requested the record to remain open until November 29, 2024 at 5:00 p.m. Ms. Aldrich also confirmed approval to set a third Public Hearing date for January 9, 2025, and noted the revised schedule. Further information can be found in the Staff Report dated November 7, 2024.

The following individuals offered testimony:

**In Person:**

- Margaret Schoap (Individual)
- Lucy McFadden (MoCo Forest Coalition)
- Edward Pfister (Individual)
- Mini Varughese (Individual)
- Brandon Coffee-Borden (Montgomery Village Foundation Board of Directors)
- Wafa Jawad (Individual)
- Michael Boyle (Individual)
- Diane Cameron (TAME Coalition)
- William Samuel (Individual)
- Krupal Chukka (Individual)
- Shreenivas Suvarna (Individual)
- Linda Boyle (Individual)
- Ting Chau (Clarksburg Chinese American Group)
- Deborah Sarabia (Seneca Creek Watershed Partners)
- Beth Kosiak (Individual)
- Beth Wolff (Clarksburg Neighbors Alliance)
- Cherian Eapen (Coalition for Upcounty (C4U))
- Richard Brace (Individual)
- Jessica Coleman (Individual)
- Michael Larkin (WABA)
- Matt Neufeld (Individual)
- Tim Goodfellow (Individual)
- Barry Fantle (Clarksburg Civic Association)

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Jay Guan (Individual)  
Edna Miller (Individual)  
Roger Alexander (Derwood Neighborhood Advocacy Group)  
Paul Yanoshik (Individual)  
Miriam Schoenbaum (Individual)  
Jim Hall (Dayspring Church Earth Ministry)  
Marjory Bankson (President of Church of the Saviour)  
Richard Parsons (Individual)  
Edgar Gonzalez (Suburban Maryland Transportation Alliance)  
Marion Edey (Individual)  
Ginny Barnes (Conservation Montgomery)  
Alex Stavitsky-Zeineddin (Sierra Club)  
Ann McDonald (Individual)  
Roxanne Stone (Greenridge Estates Homeowners' Association)  
Mary Anne Hardy (Individual)  
Nat Reid (Individual)

**Virtual via Microsoft Teams:**

Janette Rosenbaum (Muddy Branch Alliance)  
Linda Slothouber (Individual)  
Carrie Kisicki (Coalition for Smarter Growth)  
Roselie Bright (Individual)  
Siva Reddy (Individual)  
Jane Lyons-Raeder (Individual)  
Paula Ross (Gaithersburg-Germantown Chamber of Commerce)  
Mallikharjuna Divvala (Individual)  
Robert Nelson (Individual)  
Jennifer Kunze (Clean Water Action)  
Kenneth Bawer (Individual)  
Laura Markus (Watkins Meadow Community)  
Carol Smouse (Individual)

Ms. Schoap, Mr. Samuel, and Mr. Bawer offered video presentations during their testimony.

Mr. Hall, Mr. Reddy, and Ms. Smouse offered multi-media presentations during their testimony.

The Public Hearing ended at 10:06 p.m.