

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED  
MINUTES AND SUMMARY

SUMMARY  
**Thursday, December 12, 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, December 12, 2024, beginning at 10:38 a.m. and adjourning at 3:31 p.m.

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

Items 1 through 5 and Item 7 were discussed in that order and reported in the attached Minutes.

Commissioner Hedrick left the meeting at 11:19 a.m. and was necessarily absent for Items 5 and 7. Commissioner Hedrick returned after lunch for the remainder of the meeting.

The Planning Board recessed for lunch at 11:45 a.m. and reconvened in the auditorium and via video conference to return to open session at 1:29 p.m. to discuss Item 6, as reported in the attached Minutes.

There being no further business, the meeting adjourned at 3:31 p.m. The next regular meeting of the Planning Board will be held on Thursday, December 19, 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. Appeal of Denial of Natural Resources Inventory/Forest Stand Delineation No. 420240850 – MCPB No. 24-118

**BOARD ACTION**

**Motion:** Pedoeem/Hedrick

**Vote:** 5-0

**Other:**

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

**B. Approval of Minutes**

1. Minutes for December 2, 2024

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 5-0

**Other:**

**Action:** Approved Planning Board Meeting Minutes of December 2, 2024, as submitted.

**C. Other Preliminary Matters**

1. Proclamation in honor of William “Bill” Gries

M. Pedoeem/M. Riley

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action:** Read dedication and presented Proclamation.

Vice Chair Pedoeem read and presented a Proclamation in honor of William “Bill” Gries. Mike Riley accepted the Proclamation on behalf of Mr. Gries and his family and offered brief remarks regarding Mr. Gries and his legacy.

**2. Bethesda IAC Member Reappointment**

S. Dickel

**BOARD ACTION**

**Motion:** Pedoeem/Hedrick

**Vote:** 5-0

**Other:**

**Action:** **Approved Staff recommendation to appoint Amanda Farber, Stacey Band, and Matt Gordon to their final three-year terms for the Bethesda IAC.**

Stephanie Dickel, Downcounty Regulatory Supervisor, stated Staff nominates the following three members to their final three-year terms: Amanda Farber and Stacey Band to resident seats, and Matt Gordon to a business seat.

The Board asked questions regarding the process for reappointment of members, bylaws, and the Bethesda IAC's recent vote to remove terms limits.

Staff offered comments and responses to the Board's questions, and further suggested returning to brief the Board and discuss all IAC's within the County, bylaws, and process for reappointment of members.

**Item 2. Record Plats (Public Hearing)**

**Subdivision Plat No. 220250150, Hammond Wood**

R-60 zone; 2 lots; located on the northeast side of Mapleview Drive, 300 feet northwest of Newport Mill Road; Viers Mill Corridor Master Plan.

*Staff Recommendation: Conditional 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**

Planning Director's Report  
J. Sartori

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Received briefing.**

Jason Sartori, Planning Director, offered a multi-media presentation regarding recent updates for the Planning Department.

Mr. Sartori highlighted the Montgomery County Delegation Public Hearing that took place Monday, December 9, 2024. Mr. Sartori also discussed the MACo winter conference currently taking place, provided an update on the project timeline/next steps for the Incentive Zoning Update, and introduced Sophie Kotzker, Planner II, and Carrie Sanders, Chief of Midcounty Planning, to give a brief overview of the Wheaton Placemaking Initiative event that took place December 11, 2024.

Lastly, Mr. Sartori congratulated Nkosi Yearwood, Austin Souders, and Lisa Govoni on their recent promotions.

The Board asked questions regarding the final product of the Wheaton Placemaking Initiative, and Staff offered comments and responses.

**Item 5. Silver Spring Downtown and Adjacent Communities Plan Implementation, Civic Improvement Fund Rate Adjustment**

*Staff Recommendation: Approve adjustment of the Civic Improvement Fund Rate*  
S. Dickel/A. Margolies

**BOARD ACTION**

**Motion:** Pedoeem/Bartley

**Vote:** 4-0

**Other:** Commissioner Hedrick was necessarily absent.

**Action:** **Approved Staff recommendation for approval of adjustment of the Civic Improvement Fund Rate**

Stephanie Dickel, Regulatory Supervisor, and Atara Margolies, Planner III, offered a multi-media presentation regarding Silver Spring Downtown and Adjacent Communities Plan Implementation, Civic Improvement Fund Rate Adjustment. Further information can be found in the Staff Report dated December 5, 2024.

Ms. Dickel gave an overview of the Civic Improvement Fund (CIF) and noted Planning Staff recommends increasing the CIF rate to \$5.29 per square foot of residential DSS density and to \$3.17 per square foot of non-residential DSS density. Ms. Dickel noted the new CIF rates will become effective the date of the Planning Board's decision.

The Board asked questions regarding the amount of money in the CIF fund currently and how often it will be adjusted.

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

**Item 7. Legislative Update**

D. Borden

A. MC/PG 114-25 Municipal Corporations

*Recommendation: Oppose*

**BOARD ACTION**

**Motion: Pedoeem/Bartley**

**Vote: 4-0**

**Other: Commissioner Hedrick was necessarily absent.**

**Action: Approved Staff recommendation to oppose the Bill for Municipal Corporations MC/PG 114-25.**

Debra Borden, General Counsel, gave an overview and briefed the Board on Bill MC/PG 114-25. Ms. Borden noted a position statement has already been submitted, stated opposing the Bill is recommended, and briefly summarized concerns.

The Board asked questions regarding the delegation of authority, and Ms. Borden offered comments and responses.

**Item 6. Bethesda Downtown Plan Minor Master Plan Amendment, Planning Board Worksession Number 1**

E. Hisel-McCoy

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Received briefing followed by discussion and policy direction from the Planning Board.**

Elza Hisel-McCoy, Chief of Downcounty Planning, and Henry Coppola, Montgomery Parks Long-Range Planning Supervisor, offered a multi-media presentation regarding Worksession Number 1 for the Bethesda Downtown Plan Minor Master Plan Amendment. Further information can be found in the Staff Report dated December 5, 2024.

Mr. Hisel-McCoy gave an overview of the public testimony received and discussed comments and testimony received from the County Executive and Bethesda IAC in greater detail as well. Mr. Hisel-McCoy also noted that since the publication of the Public Hearing Draft, Staff identified other issues to raise with the Planning Board regarding High Performance Area Public Benefit language revision, as well as non-substantive corrections to the draft language.

Mr. Hisel-McCoy and Mr. Coppola discussed the Bethesda Downtown Plan Minor Master Plan Amendment recommendations for the following in greater detail: Development Level, Transportation and Adequate Public Facilities (APF), Implementation of Park Recommendations, Park Impact Payment (PIP), Recreation Center, Affordable Housing, and Additional Bethesda Overlay Zone (BOZ) Updates.

The Board asked questions regarding ownership of Veteran’s Park, alternative funding sources for parks, reasoning for recommendation for additional analysis for monitoring implementation progress and impact, enhanced transit service, potential interim park activation, tree canopy, the percentage increase of the PIP, codification of the term “Naturally Occurring Affordable Housing (NOAH)”, and expansion of the Height Incentive Area.

Staff, including Carrie McCarthy, Chief of Research and Strategic Projects, and Lisa Govoni, Housing, Infrastructure, and Zoning Supervisor, offered comments and responses to the Board’s questions.

The Board agreed by consensus to the majority of Staff’s presented recommendations and requested further refinements to recommendations be brought back to the next worksession related to the following: analysis of cumulative experience of implementing plan vision, expanding Height Incentive Area, incentivizing canopy trees on private property, rationale for Veteran’s Park configuration prioritization, studying Special Taxing Districts or other mechanisms for funding Bethesda park improvements, supporting interim uses on sites recommended for parks, and PIP reduction for Privately Owned Public Space.