

# **Montgomery County Planning Board**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED  
MINUTES AND SUMMARY

SUMMARY  
**Monday, December 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 Monday, December 2, 2024, beginning at 5:07 p.m. and adjourning at 6:39 p.m.

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

The Planning Board held a virtual tour of Bethesda and received public testimony for Item 1, The Bethesda Minor Master Plan Public Hearing.

There being no further business, the meeting adjourned at 6:39 p.m. The next regular meeting of the Planning Board will be held on Thursday, December 5, 2024, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

*Rachel Roehrich*

Rachel Roehrich  
Technical Writer/Legal Assistant

MINUTES

**Virtual Planning Board Tour of Bethesda**

E. Hisel-McCoy/H. Coppola

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action:       Receive briefing.**

Elza Hisel-McCoy, Chief of Downcounty Planning, and Henry Coppola, Parks Long-Range Planning Supervisor, offered a multi-media presentation and virtual tour of Bethesda, Maryland. Mr. Hisel-McCoy gave an overview of the progress of the Bethesda Downtown Plan thus far, noting the goal of the Minor Master Plan Amendment is to improve implementation of the current recommendations. Mr. Hisel-McCoy and Mr. Coppola also discussed the area-wide transportation improvements, Wisconsin Avenue and established centers, emerging centers, Park progress, and residential and edge districts.

The Board asked questions regarding naming of the future park behind the Bethesda Farm Women's Market, MPDU percentages for newly developed apartment communities, potential upgrades to Battery Lane Urban Park, future east/west pedestrian connections over Wisconsin Avenue, and defining emerging centers.

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

**Item 1. Bethesda Minor Master Plan Public Hearing**

E. Hisel-McCoy

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Received testimony.**

The Public Hearing began at 6:02 p.m. Elza Hisel-McCoy, Chief of Downcounty Planning, read a statement of record, gave a brief overview of the Bethesda Minor Master Plan, and requested the record to remain open until December 9, 2024 at 5:00 p.m. Further information can be found in the Staff Report dated November 18, 2024.

The following individuals offered testimony:

**In Person:**

Irene Lane (Town of Chevy Chase)

David Barnes (Edgemoor Citizens Association)

Jack Alexander (Bethesda Downtown Implementation Advisory Committee)

Dedun Ingram (Bethesda Downtown Implementation Advisory Committee)

Richard Hoye (Individual)

Elizabeth Rogers (Lerch, Early & Brewer on behalf of the owner of the properties located at 7411, 7415 and 7425 Arlington Road and 4905 Montgomery Lane in Bethesda, Maryland)

**Virtual via Microsoft Teams:**

Hannah Hutton (Individual)

Bryan Cannon (Individual)

Patricia Harris (Lerch, Early & Brewer on behalf of Promark Partners)

The Public Hearing ended at 6:39 p.m.