

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, February 13, 2025
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, February 13, 2025, beginning at 9:06 a.m. and adjourning at 4:55 p.m.

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

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

The Planning Board recessed for lunch and convened in Closed Session at 12:19 p.m. to discuss Item 8 on the motion of Commissioner Hedrick, seconded by Vice Chair Pedoeem, with Chair Harris, Vice Chair Pedoeem, and Commissioners Bartley, Hedrick, and Linden voting in favor of the motion. The meeting was closed under the authority of Annotated Code of Maryland, General Provisions Article §3-305(b)(7), to consult with counsel to obtain legal advice.

Also present for the meeting were Parks Deputy Director of Administration, Darren Flusche; Real Estate Management Supervisor, Brenda Sandberg; Real Estate Manager, Anne Fothergill (virtual); Chief of Park Planning and Stewardship, Christie Ciabotti; Principal Counsel, Donna Calcote (virtual); Senior Counsel, Megan Chung; Senior Counsel, Matthew Mills; and Technical Writer, Rachel Roehrich of the Office of General Counsel.

In Closed Session, the Board discussed the land disposition to correct the parcel boundary in Black Hill Regional Park. The Closed Session began at 12:30 p.m. and ended at 12:42 p.m.

After the Closed Session, Planning Board members, Chair Harris, Vice Chair Pedoeem, and Commissioners Hedrick and Linden attended an administrative function pursuant to GP § 3-104, from 12:47 p.m. to 1:11p.m. at Wheaton Headquarters in Wheaton, MD, specifically training regarding the Master Plan of Highways and Transitways interactive map. Also present were Dave Anspacher, Chief of Countywide Planning and Policy, Sophia Aldrich, Transportation Planner IV, Karen Gouws-Dewar, Planning Associate, and Rachel Roehrich, Technical Writer.

The Planning Board reconvened in the auditorium and via video conference to return to open session at 1:23 p.m. to discuss Items 9 through 11, as reported in the attached Minutes.

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Commissioner Bartley was necessarily absent for Items 9 and 10 and joined the afternoon session of the meeting virtually during Item 11 at 3:18 p.m.

Commissioner Hedrick left the meeting during Item 11 at 4:03 p.m. and was necessarily absent for the remainder of the session.

There being no further business, the meeting adjourned at 4:55 p.m. The next regular meeting of the Planning Board will be held on Thursday, February 20, 2025, 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

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no Resolutions submitted for adoption.

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)

Subdivision Plat No. 220230920, Bradley Ridge

RE-2 zone; 1 parcel; located in the northeast quadrant of the intersection of River Road (MD 190) and Bradley Boulevard (MD 191); 2002 Potomac Subregion Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220240830 thru 220240900, Strathmore View

CRNF zone; 125 lots, 39 parcels; located on the south side of Strathmore Avenue, 1500 feet east of Rockville Pike (MD 355); North Bethesda - Garrett Park Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220250190, West Side at Shady Grove Metro

CRT zone; 3 parcels; located immediately south of the intersection of Columbus Avenue and Baxter Street; Shady Grove Sector 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)

Bergfield Tract: Preliminary Plan No. 120240130 and Forest Conservation Plan No. F20241050, Regulatory Extension Request No. 2 - Request to extend regulatory review period, from February 15, 2025 to March 31, 2025.

Two applications to address agency comments related to the stormwater management concept plan; located at 8800 Brookville Road, Silver Spring; IM-2.5, H-50 zone; 9.93 acres; 2017 Greater Lyttonsville Sector Plan.

Staff Recommendation: Approval of the extension request.

T. Gatling

Addition to Glen Hills, Section 3, Preliminary Plan No. 120240150, and Preliminary/Final Forest Conservation Plan No. F20240220, Regulatory Review Extension Request No. 3 - Request to extend the regulatory review period until March 27, 2025.

Application to create four lots for three new and one existing single-family detached units; located at 12631 Circle Drive, Rockville, MD 20850; RE-1 Zone, 2002 Potomac Subregion Master Plan.

Staff Recommendation: Approval of the extension request.

M. Clayborne

Ancient Oak, Administrative Subdivision Plan No. 620240220 and Preliminary/Final Forest Conservation Plan No. F20241000, Regulatory Review Extension Request No. 3 - Request to extend the regulatory review period until May 8, 2025.

Application to create two lots for two new single-family detached units; located at 13330 Darnestown Road; R-200 Zone, 2002 Potomac Subregion Master Plan.

Staff Recommendation: Approval of the extension request.

M. Clayborne

Colesville Gardens Administrative Subdivision No. 620230160 Extension Request No. 4 - Request to extend the regulatory review period until April 9, 2025.

Application to create three residential lots for the construction of three new single-family detached dwelling units; located at 13305 Octagon Lane, on the east corner of the intersection of Octagon Lane and Anderson Street; R-90 Zone; 0.63 acres; 1997 White Oak Master Plan.

Staff recommendation: Approval of the extension request.

E. Fowler

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

Item 4. Roundtable Discussion

Planning Director's Report
J. Sartori

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

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

Mr. Sartori gave a brief overview of the Community Planning Academy and introduced Bridget Broullire, Planning Deputy Director of Administration, and Khalid Afzal, Planner IV, who discussed in greater detail. Ms. Broullire discussed the Planning Academy's role, key topic areas, and goals. Mr. Afzal discussed the overall structure and framework of the Planning Academy as well as the course outline. Ms. Broullire offered further comments regarding guidance and best practices that have been reviewed and discussed the course content and modules in greater detail. Ms. Broullire also discussed the coordination, additional resources, equity-focused recruitment, and enrollment.

Victoria Cain of the Hatcher Group discussed the interactive learning management system, Absorb LMS, that will be used for the Planning Academy. Ms. Cain stated the system will have a user-friendly dashboard and custom user fields, intuitive organization, advanced features and functions, and built-in data tracking and analytics. Ms. Cain also discussed how success will be measured as well.

Lastly, Mr. Sartori discussed recent personnel updates including Richard Brockmyer's promotion and welcomed new Staff Molly Stamets and Jenna Gilbert. Mr. Sartori also congratulated Darcy Buckley on her new position with Montgomery Parks.

The Board asked questions regarding time ranges for each training module, potential need to attend every module in order to graduate, and target audience.

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

The Board also suggested studying Planning Academy participation over time and monitoring how planning and land use interacts/impacts the community.

Item 5. Legislative Update

- HB 1163 Task Force to Study Fencing for Bodies of Water and Playgrounds – Established
- HB 0362/SB 0290 Natural Resources – Roadside Tree Removal Permit Notification Act
- HB 1228 Department of Commerce – Montgomery County Agricultural Reserve Study MC 15-25
- HB 0503/SB 0430 Housing for Jobs Act

D. Borden

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation to support Bill HB 1163 with amendments.

BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 5-0

Other:

Action: Approved Staff recommendation to support Staff's amendments to Bill HB 0362/SB 0290.

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0-1

Other: Commissioner Bartley abstained.

Action: Approved Staff recommendation to support Bill HB 1228.

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation to support Bill HB 0503/SB 0430 with amendments and modifications discussed during the hearing.

Debra Borden, General Counsel, gave an overview and briefed the Board on HB 1163, HB 0362/SB 0290, HB 1228, and HB 0503/SB 0430. Further information on the bills can be found under the Agenda for February 13, 2025.

Ms. Borden gave an overview and offered comments regarding Bill 1163 encouraging support with amendments and noting inclusion of representatives from the Parks Departments of both Montgomery County and Prince George's County Department of Parks and Recreation. Ms. Borden stated the bodies of water would include stormwater management ponds.

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The Board asked questions regarding fencing requirements for playgrounds and reasoning for suggesting fencing as opposed to other methods of safety. Ms. Borden offered comments and responses to the Board's comments and questions.

The Board held further discussion regarding inclusion of Parks representatives on the Task Force and suggested the focus should be on any method of safety intervention.

Ms. Borden discussed Bill HB 0362/SB 0290 and noted it will be amended to include M-NCPPC. The Board asked about reasoning for the bill and Ms. Borden offered comments and responses.

Ms. Borden gave an overview and discussed Bill HB 1228 and the Board asked questions regarding the goal of the bill, intention, per capita impact measure, resources used, and outreach. Ms. Borden and Jason Sartori, Planning Director, offered comments and responses to the Board's questions.

Lastly, Ms. Borden and Lisa Govoni, Housing, Infrastructure, and Zoning Supervisor, gave an overview and discussed Bill HB 0503/SB 0430 with proposed amendments.

The Board asked questions regarding the 1.5 ratio calculation, reasoning for recommending BLS data over BEA data, other potential methods to incentivize development, renovated units, and how school capacity is defined.

Staff, including Ms. Borden, Ms. Govoni, Jason Sartori, Planning Director and Ben Kraft, Planner III, offered comments and responses to the Board's questions.

The Board held further discussion regarding additional language for Page 7: 12-202 (A)(6)(II) to state "rail projects that are *partially* funded", defining a renovated unit and what a substantial renovation would include, potential removal of the credit for transfer center units, and noting the inconsistency with the school exemption language.

Item 6. Review of County Executive’s FY26 Recommended Capital Budget and Amendments to the FY25-30 Capital Improvements Program – Transportation (Public Testimony Accepted)

Staff Recommendation: Transmit Comments to County Council
S. Aldrich

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0-1

Other: Vice Chair Pedoeem abstained due to needing more information regarding monetary deductions.

Action: Approved Staff recommendation for approval to transmit comments to the County Council, as stated in a transmittal letter to be prepared at a later date.

Sofia Aldrich, Planner IV, offered a multi-media presentation regarding the Review of County Executive’s FY26 Recommended Capital Budget and Amendments to the FY25-30 Capital Improvements Program for Transportation. Further information can be found in the Staff Report dated February 6, 2025.

Ms. Aldrich stated on January 15, 2025, the County Executive released recommended amendments to the FY25-30 CIP for the County Council’s consideration. Ms. Aldrich discussed the new transportation projects added to the FY26 CIP, projects with decreased funding, projects with increased funding, and deferred projects with funding shifted beyond six years. Ms. Aldrich also discussed two projects for which Staff is recommending forwarding comments, including the Summit Avenue Extension in Kensington and MD 198 Sidewalk in Burtonsville.

The Board asked questions regarding the BRT Flash Howard County expansion, decreased funding for residential and road rehabilitation, funding reduction for school streets, and where the Summit Avenue extension goes.

Staff, including Jason Sartori, Planning Director and Dave Anspacher, Chief of Countywide Planning and Policy, offered comments and responses to the Board’s questions.

Joseph Moges of MCDOT offered comments regarding the BRT Flash Howard County extension.

The Board also recommended additional questions be transmitted regarding deductions in funding for school streets and maintenance of rural roads.

Item 7. Review of MCPS's FY26 Capital Budget and Amendments to the FY25-30 Capital Improvements Program and Briefing on MCPS's Capacity Utilization Projections

Review of the County Executive's Recommended FY26 Capital Budget and FY25-30 Capital Improvements Program (CIP), and a briefing on the county's capacity utilization of schools as projected by MCPS.

Staff Recommendation: Transmit comments to County Council and Board of Education
H. Baek

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval to transmit comments to the County Council and Board of Education, as stated in a transmittal letter to be prepared at a later date.

Hye-Soo Baek, Adequate Public Facilities Planner III, offered a multi-media presentation regarding Review of MCPS FY26 Capital Budget and Amendments to the FY25-30 Capital Improvements Program (CIP) and Briefing on MCPS Capacity Utilization Projections. Further information can be found in the Staff Report dated February 5, 2025.

Ms. Baek discussed the Board of Education's requested FY25-30 CIP amendments versus the County Executive's recommendation. Individual school projects with increased expenditures, projects with funds reallocated to offset increased expenditures, projected 2030 Countywide capacity surplus, elementary school enrollment trends and projections, elementary school utilization rate projections, elementary school utilization rate imbalance between individual schools, overutilized elementary schools adjacent to underutilized schools, and 2030 elementary school seat surplus/deficit distribution were also discussed.

Lastly, Ms. Baek stated Staff has no comments related to individual school capital projects to transmit as there are no new projects being considered in the Amended FY25-30 CIP for MCPS, and recommends transmitting a summary of the FY26 CIP projection analysis of elementary school utilization rates to the County Council and Board of Education to better inform future discussions about the County's public school infrastructure adequacy.

The Board asked questions regarding projects built and funded with surplus seats, possibility of adjacent schools offsetting the seat deficit, and potential collection of FARMs rate data.

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

Item 8. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(7), to consult with counsel to obtain legal advice. Topic to be discussed: Land disposition to correct parcel boundary in Black Hill Regional Park.

B. Sandberg/A. Fothergill

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.

Item 9. Land disposition to correct parcel boundary, Black Hill Regional Park (Public Testimony Accepted)

Authorization to dispose of +/- 4,456 square feet and accept +/- 1,706 square feet to correct the inaccurate boundary described for Parcel N466.

Staff Recommendation: Approval and adoption of MCPB Resolution 25-023.

B. Sandberg/A. Fothergill

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for the land disposition to correct Parcel N466 boundary and adoption of MCPB No. 25-023.

Brenda Sandberg, Real Estate Management Supervisor, offered a multi-media presentation regarding the land disposition to correct the Parcel N466 boundary for Black Hill Regional Park. Further information can be found in the Staff Report dated February 3, 2025.

Ms. Sandberg stated The M-NCPPC purchased Parcel N466 in 1969 as part of Black Hill Regional Park based on a 1966 survey that documented a pre-existing overlap with an adjacent property. Ms. Sandberg explained the issue was recently brought to Parks' Staff attention by the adjacent property owner, and the parcel boundary can be corrected with a land exchange in which the Commission disposes of the "Overlap Property" (+/- 4,456 square feet) and accepts the "Gap Property" (+/- 1,706 square feet) into Parcel N466. Ms. Sandberg stated this action will correct the longstanding boundary errors that were inexplicably not corrected at the time the parcel was purchased for parkland.

Ms. Sandberg also noted correcting the current erroneous boundary of Parcel N466 through a land exchange will dispose of the Overlap Property to Linthicum Properties Management, LLC, and M-NCPPC will accept the Gap Property into Parcel N466.

Francoise Carrier offered brief comments on behalf of the adjacent property owner, regarding correcting the property boundary.

Item 10. Briefing: Montgomery County Accessible Design Guide

The Planning Board will receive a briefing about the county's new Accessible Design Guide, which provides guidance for developing accessible streets, sidewalks, crosswalks, and other vital public spaces.

Staff Recommendation: Receive briefing and ask staff questions

E. Glazier

BOARD ACTION

Motion:

Vote:

Other: Commissioner Bartley was necessarily absent.

Action: Received briefing.

Eli Glazier, Transportation Planner III, stated the recently published Montgomery County Accessible Design Guide is a go-to resource that includes accessibility guidance from federal, state, and local sources. Mr. Glazier noted the document identifies both accessibility requirements and best practices to support planning, design, and construction in the public right-of-way by County Staff and private parties. Further information can be found in the Staff Report posted to the Agenda for February 13, 2025.

Mr. Glazier introduced Matt Johnson of Montgomery County Department of Transportation (MCDOT) who offered a multi-media presentation and briefed the Board on the Accessible Design Guide. Mr. Johnson discussed sections on accessibility in design and engagement, with specific attention provided to topics including: sidewalks, shared-use paths, sidewalk-level separated bike lanes, crosswalks, curb ramps, driveway crossings, pedestrian push buttons, lighting, bus stops, accessible on-street parking, and pedestrian access routes.

The Board asked questions regarding the regulations and if further conversations regarding critical needs for compliance will occur, and Mr. Johnson offered comments and responses.

Item 11. Master Plan of Highways and Transitways – 2024 Technical Update – Work Session Number 1

Work Session Number 1 will be held for the Master Plan of Highways and Transitways.
Staff Recommendation: Discuss Public Hearing comments and provide direction to Staff.
S. Aldrich

BOARD ACTION

Motion: Linden/Harris

Vote: 3-1

Other: Vice Chair opposed the motion due to potential loss of right-of-way and removal of M-83 prior to comprehensive study. Commissioner Hedrick left during the work session and was necessarily absent for the remainder of the item and vote. Commissioner Bartley returned for this item.

Action: Approve Staff suggestion to remove the northern section of M-83, move ahead with a comprehensive study of the northern and southern sections of M-83, and consider the southern section of M-83 at a future work session.

Sofia Aldrich, Planner IV, offered a multi-media presentation regarding Work Session Number 1 for the Master Plan of Highways and Transitways (MPOHT) – 2024 Technical Update. Further information can be found in the Staff Report dated February 6, 2025.

Ms. Aldrich stated the purpose of Work Session Number 1 is for the Planning Board to consider making changes to the MPOHT – 2024 Technical Update based on public comments received during the public comment period. Topics discussed during the work session included a summary of all comments received and Midcounty Highway Extended (M-83).

Ms. Aldrich noted the Planning Board was provided with copies of letters and emails received as well as Staff's responses. Ms. Aldrich stated in total, 601 comments were received from 458 individuals, organizations, municipalities, and government agencies. Of these, 455 comments were about Midcounty Highway Extended (M-83), 32 comments were regarding street classification, 63 comments received were about target speed, 4 comments were about travel lane reduction, 4 comments were regarding area types and growth corridors, 11 comments were received for other highway construction and safety issues, and 21 comments were regarding transit.

Midcounty Highway Extended (M-83)

Ms. Aldrich gave a brief overview of the pros and cons of M-83 from the comments received, discussed the Montgomery County Department of Transportation (MCDOT) timeline for M-83, the MCDOT Midcounty Corridor Study, the 2017 Midcounty Corridor Supplemental Report with the evaluation of three scenarios for proposed alternatives, roadway projects, transit projects, interchange projects, and bicycle projects.

The Board asked questions regarding MCDOT's currently planned roadway projects, BRT for MD 355 north, and SHA's planned/funded roadway projects along I-270.

David Schlie of SHA offered comments regarding planned/funded projects along I-270.

Haley Peckett, Deputy Director for Planning and Policy, and Andrew Bossi of MCDOT offered comments regarding progress made on roadway and transportation projects within the area.

Ms. Aldrich continued by discussing the M-83 right-of-way status for the northern segment north of Germantown Road, the northern segment south of Germantown Road, and the southern segment, as well as the concerns with potential abandonment if the highway is removed.

The Board asked questions regarding potential abandonment and potential for a park trail option.

Staff, including Matt Harper, Parks Natural Resources Manager, and Dave Anspacher, Chief of Countywide Planning and Policy, offered comments regarding a potential park trail option.

Ms. Aldrich also discussed the Master Plan Transportation Adequacy regarding the southern segment of M-83 extended and presented the following decision matrix options with pros and cons for each for the Board to evaluate and discuss:

- Decision Matrix – Option 1 – Do not remove Midcounty Highway Extended (no action)
- Decision Matrix – Option 2 – Remove the Southern Section of Midcounty Highway Extended Only
- Decision Matrix – Option 3 – Remove the Northern Section of Midcounty Highway Only
- Decision Matrix – Option 4 – Defer a MPOHT decision until a comprehensive corridor study can be completed
- Decision Matrix – Option 5 – Remove Midcounty Highway Extended from the MPOHT and fund a comprehensive corridor study

Lastly, Ms. Aldrich discussed Staff's recommendations including: removal of the northern section of M-83 from the MPOHT, retaining the southern section of M-83 for the time being, and funding a comprehensive corridor study of the travel needs along the Clarksburg to Germantown corridor.

The Board asked questions regarding whether the southern section of M-83 was meant to tie into MD 200, probability of a complex interchange with MD 200, reasoning for potentially retaining the southern section of M-83, and how the southern section of MD-83 would benefit Vision Zero efforts. Staff offered comments and responses to the Board's questions.

The Board held further discussion regarding the different matrix options, possible loss of dedicated right-of-way, potential removal of M-83, and need to prioritize a comprehensive corridor study.

Dave Anspacher, Chief of Countywide Planning and Policy, offered a suggestion for the Board to modify the recommendation including the removal of the northern section of M-83, moving forward with a comprehensive corridor study of the northern and southern sections of M-83, and revisiting the southern section of M-83 during a future work session. The Board agreed to move forward with this recommendation on a motion from Commissioner Linden and seconded by Chair Harris.