

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, February 20, 2025
2425 Reddie 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 20, 2025, beginning at 10:05 a.m. and adjourning at 2:30 p.m.

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

Items 1 through 3, Item 10, Item 6, and Item 9 were discussed in that order and reported in the attached Minutes.

Items 4 and 7 were removed.

The Planning Board recessed for lunch at 12:47 p.m. and reconvened in the auditorium and via video conference to return to open session at 1:43 p.m. to discuss Item 8 and Item 5, as reported in the attached Minutes.

There being no further business, the meeting adjourned at 2:30 p.m. The next regular meeting of the Planning Board will be held on Thursday, February 27, 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

1. Northwest Branch Disc Golf Course Forest Conservation Plan No. F20250260 – MCPB No. 25-001

BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 5-0

Other:

Action: Adopted the Resolution cited above, as submitted.

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. 220241060, Drumeldra Hills

R-200 zone; 1 lot; located on the west side of Overton Lane, 300 feet south of Colesville Manor Drive; White Oak Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220250030 thru 220250070, Parkland Trace

RE-1/TDR zone; 114 lots, 9 parcels; located on the south side of West Old Baltimore Road at the intersection of Gull Street; Clarksburg 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)

Forest Glen – Kimball Place Administrative Subdivision No.620240020 Extension Request No. 2 - Request to extend the regulatory review period from February 14, 2025 to September 13, 2025.

The Application proposes to subdivide an existing unimproved single-family lot and create two new single-family lots on 0.4 acres of land zoned R-60; located at the southeast quadrant, intersection of McMillan Avenue & Holman Avenue; within the 1996 Forest Glen Sector Plan.

Staff recommendation: Approval of the extension request.

T. Leftwich

Wahl Property, Administrative Subdivision No. 620250040: Regulatory Review Extension Request No. 1 - Request to extend review period from February 25, 2025 to July 24, 2025.

Application to create one (1) lot for one (1) single-family detached dwelling unit; Wahl Property 620250040; 14230 Quince Orchard Road; RE-2; 2.85 acres; Potomac Subregion Master Plan.

Staff Recommendation: Approval of the extension request.

U. Njeze

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

Item 4. REMOVED - Roundtable Discussion

Parks Director's Report
M. Figueredo

BOARD ACTION

Motion:

Vote:

Other:

Action: Item removed.

Item 10. County Council resolution to establish the Infrastructure Funding Workgroup Description

A resolution, sponsored by the County Council’s Government Operations and Fiscal Policy (GO) Committee, to establish an infrastructure funding workgroup.

Staff Recommendation: Transmit Comments to County Council for the Public Hearing on 2/25/2025

L. Govoni

BOARD ACTION

Motion: Linden/Hedrick

Vote: 5-0

Other:

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.

Lisa Govoni, Housing, Infrastructure, and Zoning Supervisor, offered a multi-media presentation regarding the County Council resolution to establish an Infrastructure Funding Workgroup. Further information can be found in the Staff Report dated February 13, 2025.

Ms. Govoni stated during the Planning Board’s deliberations on the Growth and Infrastructure Policy, the Planning Board included a recommendation to “convene a working group across county government and with external stakeholders to explore additional financing and funding mechanisms to better meet infrastructure needs” and noted the County Council’s GO Committee agreed with the Planning Board’s recommendation and recommended the formation of a workgroup to assess the County’s infrastructure needs and recommend funding mechanisms.

Ms. Govoni noted the resolution sets an overall goal for the workgroup to recommend strategies to fund infrastructure and growth-related needs in the County and creates two objectives for completing this work including: determining and assessing the County’s various infrastructure needs and researching a variety of funding mechanisms to fund that infrastructure. Ms. Govoni also discussed membership in the workgroup and stated the resolution requires the workgroup to submit a final report to the Council by June 30, 2026.

Lastly, Ms. Govoni discussed Staff’s comments regarding the resolution including: explicitly identifying the “various infrastructure needs” that the Council intend to be explored by the workgroup and hiring an outside facilitator with experience in infrastructure funding and financing to assist the workgroup in developing recommendations.

The Board offered comments regarding parking, open space, inclusion of underground utilities, and any constraints to facilitate recommendations, as well as recommended that representatives from Pepco and WSSC to be consulted as part of the workgroup operations.

Item 6. Wilson H. Cecil House, Dickerson (M: 10-63)—Evaluation of a Locational Atlas Site

Public hearing, work session, and action to remove 25110 Old Hundred Road (M: 10-63), Dickerson, from the Locational Atlas and Index of Historic Sites or recommend its designation in the Master Plan for Historic Preservation to the County Council.

Staff recommendation: Remove 25110 Old Hundred Road (M: 10-63), Dickerson, from the Locational Atlas and Index of Historic Sites.

J. Liebertz

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0-1

Other: Commissioner Bartley abstained.

Action: Approved Staff recommendation for removal of 25110 Old Hundred Road (M: 10-63), Dickerson, from the Locational Atlas and Index of Historic Sites.

John Liebertz, Cultural Resource Planner III, offered a multi-media presentation regarding the evaluation of Locational Atlas Site, the Wilson H. Cecil House. Further information can be found in the Staff Report dated February 13, 2025.

Mr. Liebertz stated the Department of Permitting Services (DPS) contacted the Historic Preservation Staff in June 2024 regarding the unpermitted partial demolition of the Wilson H. Cecil House and new construction. In December 2024, the property owner submitted a Historic Area Work Permit (HAWP) to demolish the Wilson H. Cecil House.

Mr. Liebertz stated the property owner demolished most of the original log house and wood-frame addition, and Staff finds that the subject property does not satisfy the designation criteria for historical and cultural significance or architectural and design significance due to a lack of integrity from the partial demolition of the log house. Mr. Liebertz explained due to the loss of major sections of the log house paired with diminished structural integrity of the remaining sections, the property fails to satisfy the designation criteria as it does not represent a nineteenth-century farmstead, nor is it associated with individuals who made significant contributions to the county's heritage.

Therefore, Mr. Liebertz stated Staff has determined that the Wilson H. Cecil House should be removed from the Locational Atlas and Index of Historic Sites and the property owner is required to engage a dendrochronologist, in consultation with Historic Preservation staff, to ascertain the date of construction for the log house and ensure its documentation as a condition for its removal from the Locational Atlas and Index of Historic Sites.

The Board asked questions regarding further explanation for the estimated cost and possible uses of the dendrochronologist report, additional information about the violation and permitting process, and implications of refusing removal from the Locational Atlas and Index of Historic Sites.

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Staff, including Rebecah Ballo, Historic Preservation Supervisor, offered comments and responses to the Board's questions.

Ehsan Motazed, Deputy Director of the Department of Permitting Services (DPS), offered comments regarding the violation, current permitting process, and enforcement procedure.

Item 7. REMOVED - Rental Housing Gap Analysis Update Description

This analysis examines rental housing affordability in Montgomery County, identifying where renters at different income levels, particularly extremely low-income and workforce households (70-120% AMI), face challenges in finding appropriately priced housing. It highlights key affordability gaps and geographic variations.

Staff recommendation: Briefing the board on the updated gap analysis.

C. Prendergast

BOARD ACTION

Motion:

Vote:

Other:

Action: Item removed.

Item 9. Germantown Sector Plan Amendment Existing Conditions and Community Feedback Reports

Staff will present the Existing Conditions and Community Feedback reports for the Germantown Sector Plan Amendment, formerly the Germantown Employment Area Study.

J. Pratt/A.Vogel

BOARD ACTION

Motion:

Vote:

Other:

Action: Receive briefing.

Jamey Pratt, Planner III, offered a multi-media presentation regarding the Germantown Sector Plan Amendment Existing Conditions and Community Feedback Reports. Further information can be found in the Staff Report dated February 6, 2025.

Mr. Pratt noted in 2024, Planning Staff began the Germantown Employment Area Study, an effort to assess the state of employment in the Plan area and evaluate the 2009 Plan's land use and zoning recommendations. Mr. Pratt stated the study included community outreach and engagement, an employment and economic analysis, and scenario modeling of potential alternative futures for the Germantown activity centers along I-270. During the Fall Semiannual presentation on November 12, 2024, the County Council approved an update to the Planning Department's work program to transition the Germantown Employment Area Study into an amendment of the 2009 Germantown Employment Area Sector Plan.

Bhavna Sivasubramanian (Housing Research Planner II), Mr. Pratt (Planner III), Roberto Duke (Planner III), Justine Gonzalez-Velez (Planner II), Lily Murnen (Parks Planner III), and Hye-Soo Baek (Adequate Public Facilities Planner III) discussed the existing conditions for demographics, employment, land use, real estate market conditions, transportation, environment, parks and open space, schools, other community facilities, and historic resources in greater detail for the Germantown Sector Plan Amendment Plan area.

Lastly, Mr. Pratt discussed the community feedback received from outreach events and key takeaways.

The Board asked questions regarding criteria for the socio-economically disadvantaged community equity index, data for total entities that employ people within the Plan area, vacant properties, opportunity areas, amount of area made up of surface parking lots, transportation issues, age of development approvals, BLT value, turnover rate for retail within the Plan area, HIN data, and ridership data for bus and metro.

Staff, including Jason Sartori, Planning Director, and Patrick Butler, Chief of Upcounty Planning, offered comments and responses to the Board's questions.

Item 8. Germantown Sector Plan Amendment Scope of Work (Public Testimony Accepted)

Staff presented the Scope of Work and proposed plan boundary for the Germantown Sector Plan Amendment.

Staff recommendation: Approve scope of work and plan boundary.

J. Pratt/A. Vogel

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Scope of Work cited above and set the Plan boundary.

Audrey Vogel, Planner II, offered a multi-media presentation regarding the Germantown Sector Plan Amendment Scope of Work and proposed Plan boundary. Further information can be found in the Staff Report dated February 6, 2025.

Ms. Vogel stated the Germantown Sector Plan Amendment is a comprehensive Master Plan Amendment that will evaluate recommendations for land use, zoning, urban design, transportation, environment, and community facilities, as well as incorporate countywide initiatives and policies.

Ms. Vogel discussed the proposed Plan boundary and purpose, the context and background of the Plan area, Plan elements to explore, overall planning framework, community engagement strategy, consultants, and the Plan schedule.

Lastly, Patrick Butler, Chief of Upcounty Planning, discussed the proposed Plan boundary noting a request from a property owner to remove their shopping center property from the proposed Plan boundary.

The Board asked questions regarding the exclusion of the residential community at the south end of the Plan boundary, reasoning for the property owner's request for removal of property, further explanation of the PD Zone, and potential for inclusion of climate mitigation within the Scope of Work.

Staff, including Don Zeigler, Planning Supervisor, offered comments and responses to the Board's questions.

The Board held further discussion potential removal of the shopping center form the Plan boundary and there was consensus among the Board to include the property within the proposed Plan boundary.

Item 5. Legislative Update

- SB 430/HB 503 - Land Use – Regional Housing Infrastructure Gap (Housing for Jobs Act)

D. Borden

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Approved Staff recommendation to adopt the modified position statement to Bill SB 430/HB 503.

Debra Borden, General Counsel, briefed the Board on Bill SB 430/HB 503. Ms. Borden noted legal concerns pertaining the language regarding the new standard of review and timing. Ms. Borden displayed the proposed modified position statement, and Lisa Govoni, Housing, Infrastructure, and Zoning Supervisor, discussed the requested Board comments that have been integrated into the bill as well.

The Board asked questions regarding the difference between the BLS data and BEA data outcomes, and if the 1.5 threshold would be crossed if non-BEA data is used.

Staff, including Jason Sartori, Planning Director, offered comments and responses to the Board's questions.

The Board also requested an additional comment requesting the State of Maryland to start producing more current housing estimate data.