

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED MINUTES AND SUMMARY

SUMMARY
Thursday, March 6, 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, March 6, 2025, beginning at 9:04 a.m. and adjourning at 5:44 p.m.

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

Items 1 through 4, Item 9, and Item 7 were discussed in that order and reported in the attached Minutes.

The Planning Board convened in a joint Closed Session of The Maryland National Capital Park and Planning Commission at 12:07 p.m. to discuss Item 8 on the motion of Commissioner Geraldo, seconded by Commissioner Hedrick, with Chair Harris, Vice Chair Shapiro, and Commissioners Bailey, Bartley, Geraldo, Hedrick, Linden, Pedoeem, and Washington voting in favor of the motion. The meeting was closed under the authority of Annotated Code of Maryland, General Provisions Article §3-305(b)(9), to conduct collective bargaining negotiations or consider matters that relate to the negotiations.

The Planning Board returned to open session and recessed for lunch at 12:28 p.m.

Planning Board members, Chair Harris, Vice Chair Pedoeem, and Commissioners Bartley, Hedrick, and Linden attended an administrative function pursuant to GP § 3-104, from 12:33 p.m. to 1:14 p.m., at Wheaton Headquarters in Wheaton, MD, specifically for training regarding communications and media. Also present were Jason Sartori, Planning Director; Bridget Broullire, Deputy Director of Planning; Chris Peifer, Acting Division Chief of Communications; Ilana Branda, Chief of Staff, Commissioner's Office; George Lettis, Acting Communications Manager; Michael Mershon, The Hatcher Group; Derek Turner, The Hatcher Group; Matt Mills, Senior Counsel; and Rachel Roehrich, Technical Writer.

The Planning Board reconvened in the auditorium and via video conference to return to open session at 2:31 p.m. for the afternoon session to discuss Item 6 and Item 5, as reported in the attached Minutes.

Montgomery County Planning Board
Public Meeting Minutes of March 6, 2025

Commissioner Bartley left the meeting at 5:30 p.m. during Item 5 and was necessarily absent for the remainder of the meeting.

There being no further business, the meeting adjourned at 5:44 p.m. The next regular meeting of the Planning Board will be held on Thursday, March 13, 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

1. Minutes for February 20, 2025

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent for the vote.

Action: Approved Planning Board Meeting Minutes of February 20, 2025, as submitted.

C. Other Preliminary Matters

Silver Spring Design Advisory Panel Reappointment

A. Margolies

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for the reappointment of Praj Kasbekar, a current member of the Silver Spring Design Advisory Panel, for another two-year term.

Item 2. Record Plats (Public Hearing)

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no Record Plats submitted for approval.

Item 3. Regulatory Extension Requests (Public Hearing)

POSTPONED - Big Woods Manor, Administrative Subdivision Plan No. 620240050 and Preliminary/Final Forest Conservation Plan No. F20240910: Regulatory Review Extension Request No. 2 - Request to extend the regulatory review period until June 26, 2025.

Application to create two lots for a new single-family detached dwelling and retaining an existing single-family dwelling; located at 20925 Big Woods Road, Dickerson, MD; R-200 Zone, 1980 Agricultural and Rural Open Space Master Plan.

Staff Recommendation: Approval of the extension request

M. Clayborne

Hassnain Residence Preliminary Plan No. 120230140: Regulatory Review Extension Request No. 3 - Request to extend review period from March 11, 2025, to June 11, 2025.

Application to create one lot for one single-family detached dwelling unit; 1404 Spencerville Road; RE-1 zone; 43,172 sq. ft.; 1997 Cloverly 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 Request cited above.

Item 4. Roundtable Discussion

Parks Director's Report
M. Figueredo

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Montgomery Parks Director, Miti Figueredo, offered a multi-media presentation regarding recent updates for the Parks Department.

Ms. Figueredo discussed Montgomery Parks 2025 Training Week and showed a short video featuring the different sessions and highlights from Training Week. Ms. Figueredo also discussed the HFEE Division's recent chainsaw training, nature center site visits with Prince George's Department of Parks and Recreation, upcoming Acoustics and Ales events, and the Wheaton Regional Park carousel ribbon cutting occurring on April 4, 2025. Lastly, Ms. Figueredo highlighted Regional Operations Manager, Jennifer Scully's, participation in the 2025 Federal Duck Stamp contest.

The Board asked how Training Week topics and seminars are decided, and Ms. Figueredo offered comments and responses.

Item 9. Legislative Update

- **HB 752 - Commission on State and Local Government Real Property Bearing Confederate Names**

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Approved Staff recommendation to support bill HB 752 with amendments.

Jordan Baucum Colbert, Government Affairs Liaison, briefed the Board on bill HB 752. Further information on the bill can be found under the Agenda for March 6, 2025.

The Board asked questions regarding reasoning for the proposed length of time to form a committee and provide a report. Ms. Baucum Colbert offered comments and responses.

Item 7. Master Plan of Highways and Transitways – 2024 Technical Update – Work Session Number 2

Work Session Number 2 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:

Vote:

Other:

Action: Received briefing followed by discussion.

Sofia Aldrich, Planner IV, offered a multi-media presentation regarding Work Session Number 2 for the Master Plan of Highways and Transitways (MPOHT) – 2024 Technical Update. Further information can be found in the Staff Report dated February 27, 2025.

Ms. Aldrich discussed the changes made to the Public Hearing Draft of the Master Plan of Highways and Transitways – 2024 Technical Update on February 13, 2025, and stated the topics of Work Session Number 2 will include street classification, target speed, travel lane reduction, area types and growth corridors, other highway construction concerns, transit, and climate assessment.

Midcounty Highway Extended

Ms. Aldrich discussed the remaining issues regarding M 83 and Karen Gouws-Dewar, Planning Associate, gave an overview of the GIS web application to review the status of transportation infrastructure. Ms. Aldrich also noted Staff will be coming back to Work Session Number 3 to further discuss the comprehensive study as well.

Street Classifications

Ms. Aldrich discussed Comments 101, 57, 58, 59, 60, 62, 52, 53, 54, 56, 159, and 1 in greater detail, as well as Staff's responses and recommendations for each comment.

The Board asked questions pertaining to Comment 101 regarding practical street classification outcomes for Josiah Henson Parkway and reasoning for the Downtown Boulevard classification request. Staff, including Richard Brockmyer, Transportation Planning Supervisor, offered comments and responses to the Board's questions.

The Board also asked questions pertaining to Comment 52 regarding the current speed limit, reasoning for the increase for target speed, if the speed limit is high for a Neighborhood Connector classification, and if the change in classification would change the design of the road. Staff offered comments and responses to the Board's questions.

Staff noted a correction to the Staff Report regarding Comment 54, which referenced Briggs Chaney Road when it should have referenced Spencerville Road.

Lastly, the Board asked questions about Comment 159 regarding reasoning for removal of the section of Elton Road between Avenel Garden Lane and the Prince George's County line, responsibility of maintenance, and potential impacts for snow removal priority. Staff offered comments to the Board's questions.

Andrew Bossi of Montgomery County Department of Transportation offered comments and responses regarding responsibility of maintenance and snow removal.

The Board agreed with Staff's responses and recommendations for Comments 101, 57, 58, 59, 60, 62, 52, 53, 54, 56, 159, and 1.

Target Speed

The Board asked if there are target speeds for the majority of the roads within Montgomery County, and requested further explanation of the process for determining target speeds. Staff offered comments and responses.

Ms. Aldrich discussed Comments 2, 4, 19, 12, 14, 18, 104, 86, 65, 68, 90, 89, 93, 134, 86, 91, 92, 94, 95, 76, 78, 138, 79, 137, 81, 82, 83, 84, 136, 85, 87, 135, 80, 88, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 77, 18, 14, 5, 6, 9, and 11 in greater detail, as well as Staff's responses and recommendations for each comment.

The Board asked questions about Comment 89 regarding what may be envisioned for the portion of Columbia Pike referenced in the comment in the future, current speeds within the area, and what the target speed is north of New Hampshire Avenue. Staff, including Dave Anspacher, Chief of Countywide Planning and Policy, offered comments and responses to the Board's questions.

The Board also asked questions regarding the re-segmenting of target speeds on Darnestown Road as listed for Comment 18, and Staff offered comments and responses.

The Board agreed with Staff's responses and recommendations for Comments 2, 4, 19, 12, 14, 18, 104, 86, 65, 68, 90, 89, 93, 134, 86, 91, 92, 94, 95, 76, 78, 138, 79, 137, 81, 82, 83, 84, 136, 85, 87, 135, 80, 88, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 77, 18, 14, 5, 6, 9, and 11.

Travel Lane Reduction

Ms. Aldrich discussed Comments 25, 122, and 150 in greater detail, as well as Staff's responses and recommendations.

The Board asked questions regarding lane designation and associated modeling for Comment 25, and Staff offered comments and responses.

The Board agreed with Staff's responses and recommendations for Comments 25, 122, and 150.

Area Types and Growth Corridors

Ms. Aldrich discussed Comments 22, 31, and 24 in greater detail, as well as Staff's responses and recommendations.

The Board asked questions regarding the intent of Comment 24 from MCDOT, and Andrew Bossi of MCDOT offered comments and responses.

The Board agreed with Staff's responses and recommendations for Comments 22, 31, and 24.

Other Highway Construction Concerns

Ms. Aldrich discussed Comments 118, 119, 120, 123, and 124 in greater detail as well as Staff's responses and recommendations.

The Board agreed with Staff's responses and recommendations for Comments 118, 119, 120, 123, and 124.

Transit

Ms. Aldrich discussed Comments 26, 27, 393, 28, 29, 30, 164, 165, and 166 in greater detail as well as Staff's responses and recommendations.

The Board asked questions pertaining to Comment 27 regarding when the transitway and transit station facilities on MD 355 north of Ridge Road were removed, possible schedule/plan for BRT on MD 355, and expected timeline for conclusion of the corridor study.

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

The Board agreed with Staff's responses and recommendations for Comments 26, 27, 393, 28, 29, 30, 164, 165, and 166.

Draft Climate Assessment

Lastly, Ms. Aldrich discussed the draft Climate Assessment and the Board agreed with Staff's proposed assessment and actions.

Item 8. CLOSED SESSION

According to MD ANN Code, General Provisions Article, §3-305(b)(9), to conduct collective bargaining negotiations or consider matters that relate to the negotiations.

BOARD ACTION

Motion: Geraldo/Hedrick

Vote: 9-0

Other:

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

Item 6. Glenmont Corridors Opportunity Study

Results for the Glenmont Corridors Opportunity Study

Staff recommendation: Receive briefing on the Glenmont Corridors Opportunity Study and transmit comments to the Montgomery County Council.

Z. Adrianvala

BOARD ACTION

Motion: Hedrick/Pedoeem

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.

Zubin Adrianvala, Planner III, offered a multi-media presentation regarding results of the Glenmont Corridors Opportunity Study. Further information can be found in the Staff Report dated February 27, 2025.

Mr. Adrianvala stated the Glenmont Corridors Opportunity Study (GCOS) addresses the potential for transit-oriented development, expanded housing options, enhanced multimodal connectivity, and community-driven changes to the study area. Mr. Adrianvala discussed the study area, demographics, and housing. Luwei Wang, Planning Contractor, discussed the 15-minute living model as well as 15-minute analysis, methodology, and findings.

Lastly, Mr. Adrianvala discussed the outreach performed, including focus group insights, and key findings, as well as strategies for implementation.

The Board asked questions regarding reasoning for the study, exclusion of the park near Veirs Mill Road from the study area, possible bisection of communities, comments received, Glenmont Shopping Center, potential for a placemaking festival, and what is needed to jump start the visions of the study.

Staff, including Robert Kronenberg, Deputy Director of Planning and Carrie Sanders, Chief of Midcounty Planning, offered comments and responses to the Board's questions.

Item 5. More Housing N.O.W. – New Options for Workers Package (Public Hearing)

The More Housing N.O.W. package aims to drive down housing costs and increase pathways to homeownership in the County through two Zoning Text Amendments, one Subdivision Regulation Amendment, and one bill.

A. ZTA 25-02 Workforce Housing – Development Standards: This ZTA would allow additional types of residential dwelling units along select transportation corridors through a new Workforce Housing optional method of development in the R-200, R-90, R-60, and R-40 zones.

B. ZTA 25-03 Expedited Approvals – Commercial to Residential Reconstruction: This ZTA would create a new Commercial to Residential Reconstruction use, establish a new expedited approval plan type, and allow reallocation of commercial FAR to residential in certain employment zones.

C. SRA 25-01 Administrative Subdivision – Expedited Approval Plan: This SRA creates an administrative subdivision process expediting review for Commercial to Residential Reconstruction uses.

D. Bill 2-25 Taxation – Payments in Lieu of Taxes – Affordable Housing: This Bill would allow a Payment In Lieu of Taxes (PILOT) for a residential development resulting from the conversion of an existing commercial property into residential as allowed by ZTA 25-03 for Commercial to Residential Reconstruction, exempting 100% of the real property tax for 25 years.

Staff Recommendation: Transmit comments to the District Council supporting Bill 2-25, ZTA 25-02, 25-03, and SRA 25-01 with comments.

B. Berbert/L. Govoni

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval to transmit comments to the District Council for ZTA 25-02, with proposed modifications, as stated in a transmittal letter to be prepared at a later date.

B./C./D. BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval to transmit comments to the District Council for ZTA 25-03 (with proposed modifications), SRA 25-01, and Bill 02-25, as stated in a transmittal letter to be prepared at a later date.

Montgomery County Planning Board
Public Meeting Minutes of March 6, 2025

Benjamin Berbert, Planner III, offered a multi-media presentation regarding More Housing N.O.W. – New Options for Workers Package including ZTA 25-02, ZTA 25-03, SRA 25-01, and Bill 2-25. Further information can be found in the Staff Report dated February 27, 2025.

Mr. Berbert stated ZTA 25-02 Workforce Housing – Development Standards would accelerate the construction of Workforce Housing to allow additional types of residential dwelling units along select transportation corridors through a new Optional Method Workforce Housing (OMWH) development. The OMWH would be available to parcels that meet the following conditions: residential detached properties in the R-200, R-90, R-60 or R-40 zone, fronting identified major streets with at least 3 total travel lanes and a master planned right-of-way greater than 100 feet, site plan approval, 15 percent Workforce Housing requirement, and a new triplex building type.

Mr. Berbert stated ZTA 25-03 Expedited Approvals – Commercial to Residential Reconstruction addresses commercial and office vacancy with new options for residential development. Mr. Berbert noted the ZTA will create a new Commercial to Residential Reconstruction use, reallocation of commercial FAR to residential FAR in certain employment zones, and establishes a new expedited review process.

Mr. Berbert stated Bill 2-25 Payment in Lieu of Taxes – Affordable Housing would establish a new Payment in Lieu of Taxes (PILOT) opportunity for commercial to residential reconstruction. Elements of the PILOT include: 100 percent exemption of real property tax for 25 years, and a requirement to provide 15 percent affordable units that are affordable for at least 25 years at 60 percent or less of Area Median Income (AMI).

Mr. Berbert also gave an overview of N.O.W. funding, workforce housing, corridor planning, and correspondence received.

At this time testimony was received from the following:

In Person

Brit Yitzhak (Individual)

Virtual via Teams

Cheryl Gannon (Montgomery County Civic Federation)

Sheri Steisel Weiss (Luxmanor Citizens Association)

Aliza Blumenfeld (Individual)

Jose Masini Torres (Individual)

Mr. Berbert discussed Staff's recommendations for ZTA 25-02 for defined terms; use table; household living; building types; rural residential zones; OMWH; parking; OMWH standards tables; Townhouse, Multi-Unit, C/R, and Employment Zones; and Climate Assessment in greater detail.

Montgomery County Planning Board
Public Meeting Minutes of March 6, 2025

The Board held discussion and asked questions regarding if the triplex building type would minimize efforts for building townhome units, triplex MPDU requirements, if duplexes would trigger a workforce housing unit, potential to consolidate adjacent parcels in different zones, and parking.

Staff, including Jason Sartori, Planning Director and Atul Sharma, Acting Assistant to the Deputy for Development and Design Review, offered comments and responses to the Board's questions.

Mr. Sartori suggested modified language for OMWH applicable corridors to read "the front lot line of *all* lots or parcels included in an application's tract must abut...", and noted the parking renderings shown in the presentation should portray five parking spaces. The Board agreed by consensus to the suggested language modification and correction to the parking renderings.

Mr. Berbert discussed Staff's recommendations for ZTA 25-03 for defined terms, use table, commercial to residential reconstruction, section references, density and height for employment zones, expedited approval plan, technical updates, and Climate Assessment in greater detail.

The Board offered comments regarding the vacancy provision for commercial to residential reconstruction and suggested a 1-year vacancy period or eliminating the timing requirement entirely. Staff confirmed the elimination of the timing requirement.

Lastly, Mr. Berbert and Lisa Govoni, Housing, Infrastructure, and Zoning Supervisor, discussed Staff's recommendations for SRA 25-01 and Bill 2-25, respectively, in greater detail.

The Board offered comments regarding the Workforce Housing Program and noted potential future review of who the program excludes may need to be addressed.