

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, April 3, 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, April 3, 2025, beginning at 9:10 a.m. and adjourning at 4:42 p.m.

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

Items 1 through 3, Items 5 through 7, and Item 4 were discussed in that order and reported in the attached Minutes.

The Planning Board recessed for lunch at 11:36 a.m. and reconvened in the auditorium and via video conference to return to open session at 1:09 p.m. to discuss Items 9 and 8, as reported in the attached Minutes.

Item 10 was postponed to May 1, 2025 and Item 11 was postponed to April 10, 2025.

There being no further business, the meeting adjourned at 4:42p.m. The next regular meeting of the Planning Board will be held on Thursday, April 10, 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. Ruby Senior Homes Preliminary Plan No. 120250030 - MCPB No. 25-026
2. Ruby Senior Homes Forest Conservation Plan No. F20250100 – MCPB No. 25 -027
3. Black Hill Townes Preliminary Plan Amendment No. 12012021D- MCPB No. 25-028
4. Black Hill Townes Site Plan No. 820240100 - MCPB No. 25-029
5. Black Hill Townes Forest Conservation Plan No. F20240570 - MCPB No. 25-030
6. Black Hill Townes Project Plan Amendment No. 92012004C - MCPB No. 25-031

BOARD ACTION

Motion: Hedrick/Pedoeem
Vote: 4-0-1
Other: Commissioner Bartley abstained.
Action: Adopted the Resolutions 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

1. Bethesda DAP Appointment

Staff Recommendation: Board approval
G. Bogdan

BOARD ACTION

Motion: Hedrick/Pedoeem
Vote: 5-0
Other:
Action: Approved Staff recommendation for the appointment Sandeep Walia to serve the remainder of the term to December 2025.

2. Corrected Resolution Park Montgomery Site Plan No. 820220020 – MCPB No. 22-028

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved and adopted the Corrected Resolution cited above, as submitted.

Item 2. Record Plats (Public Hearing)

Subdivision Plat Nos. 220250610 – 220250620, Montgomery Village Center

CRT zone, 2 lots; located on the east and west sides of Village Walk Drive at its intersection with Centerway Road; Montgomery Village Master Plan.

Staff Recommendation: 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)

Korean Mission Church, Preliminary Plan No. 120240050 – Regulatory Extension No. 3 - Request to extend the regulatory review period until June 26, 2025.

An application to create one lot for one existing single-family detached dwelling unit and one lot for a religious institution, including adult daycare; Located at 1201 Ashton Road, on the south side of Ashton Road, approximately 3,600 feet west of the Howard County line; 28.22 acres, RC zone and 1998 Sandy Spring/Ashton Master Plan.

Staff Recommendation: Approval of the Extension Request

J. Casey

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

Item 5. Operating Budget Discussion

- A. Central Administrative Services (CAS)
- B. Commissioner's Office
- C. Planning Department
- D. Department of Parks

T. Bacote-Charles/I. Branda/K. Warnick/A. Ford/K. Bentley

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendations for the proposed non-recommended reductions for restoration to meet the County Executive's recommended budget, as well as the reallocation of the Planning Department budget based on reorganization.

Terri Bacote-Charles, Corporate Budget Director; Ilana Branda, Chief of Staff for the Commissioner's Office; Karen Warnick, Chief of Management Services for Planning; and Kate Bentley, Parks Budget Manager, offered multi-media presentations and discussed the non-recommended budget reductions to meet the County Executive's recommended budget for their respective departments. Further information can be found in the Staff Report dated March 31, 2025.

Central Administrative Services (CAS)

Bill Spencer, Executive Director, offered comments regarding a proposed maintenance level budget and budget reductions for CAS.

The Board asked questions regarding reduction amount for reclassifications and seasonal adjustments, lapse amounts for vacant positions, and reasoning for the delay in funding the Executive Director position.

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

The Board held further discussion regarding lapsing vacant positions and suggested preference for a four-month delay rather than a six-month delay. The Board also suggested setting a goal to not lapse positions more than four months in the future.

Commissioner's Office

The Board agreed with Staff's proposed recommendations as presented.

Planning

Jason Sartori, Planning Director, offered comments and a multi-media presentation regarding restructuring of the Planning Department and reallocation of funding.

The Board held discussion regarding the restructuring of the Planning Department and asked questions regarding the reallocation of funds for each proposed division.

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

Parks

The Board asked questions regarding the Risk Management Fund, deferred positions, electric equipment reduction, and future years' base budget.

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

The Board also offered concerns with having only two tiers and asked further questions regarding the priorities for Tier 2 and whether any program enhancements could be moved to Tier 1. Staff offered further comments and responses.

Item 6. Budget Transfer Request FY25 Operating Budget – Montgomery Parks

Request to transfer available funding from Personnel Services in the Park Fund to Non-personnel (Supplies and Materials, Other Services and Charges, Capital Outlay).

Staff Recommendation: Approval of the request for a FY25 Budget Adjustment for the Department of Parks.

K. Bentley

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the FY25 Operating Budget Transfer Request listed above.

Kate Bentley, Parks Budget Manager, offered a multi-media presentation regarding the FY25 Operating Budget Transfer Request. Further information can be found in the Staff Report dated March 28, 2025.

Ms. Bentley stated the Department of Parks is seeking approval to transfer \$592,000 of available funding from Personnel Services in the Park Fund and \$162,000 in funding from the Non-Departmental compensation markers to the Risk Management Internal Service Fund (ISF). This funding will be used to prepay a portion of the FY26 cost needed for the Risk Management Fund. The amounts are included as an FY26 budget reduction by Parks and will be used to help meet the County Executive’s recommended budget. By prepaying into the fund balance, the Department will reduce its FY26 budget request by \$754,000.

Item 7. County Executive’s Recommended Biennial FY25-30 Capital Improvement Program and FY26 Capital Budget for the Department of Parks

Staff Recommendation: Response to County Executive’s Biennial FY 25-30 CIP for the Department of Parks

R. Peele

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval to transmit comments regarding the non-recommended delay of \$2M in General Obligation Bonds to Beyond Six Years (BSY) for PDF (P871904) Wheaton Regional Park Improvements to meet the County Executive’s revised Affordability Reconciliation PDF to the County Executive, in a transmittal letter to be prepared at a later date.

Miti Figueredo, Parks Director, offered brief comments and introduced Ron Peele, CIP Budget Manager, who offered a multi-media presentation regarding Parks response to the County Executive’s Recommended Reductions to Biennial FY25-30 Capital Improvements Program and FY26 Capital Budget. Further information can be found in the Staff Report dated March 27, 2025.

Mr. Peele stated on March 14, 2025, the County Executive issued a revised Affordability Reconciliation PDF with the release of the recommended FY26 Operating Budget that reduces General Obligation (GO) Bonds by \$2M, including \$1.5M in FY26. The unexpected reduction in GO Bonds will significantly affect active projects intended for construction in FY26. However, in response to the County Executive’s cuts, Staff has identified non-recommended reductions of \$2M in GO Bond funding to the Wheaton Regional Park PDF (P871904), which would delay those funds to Beyond Six Years (BSY). Mr. Peele noted the reductions will have a direct impact on Parks’ ability to build the Action Sports Park and other important projects in the approved Wheaton Regional Park Master Plan.

The Board asked questions regarding potential reasoning for the reductions in an off-year CIP, if it is common to receive affordability PDFs in off-year CIP budgets, and if any other departments or agencies received reductions.

Staff, including Andrew Frank, Chief of the Park Development Division, offered comments and responses to the Board’s questions.

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 highlighted the cherry blossom trees that can be found within Montgomery Parks and discussed a recent brush fire that occurred in Seneca Stream Valley Park, the South Silver Spring Urban Park project, the Spring 2025 Semiannual Presentation, and the Park Police Awards Ceremony. Ms. Figueredo also gave an overview of the current Park counts including the analysis performed and criteria used for determining what is considered a park to bring the total number of parks to 415 parks.

The Board asked questions regarding the origin of the brush fire, if other Park assets were being tracked, and what program was being used to track assets and Parks.

Staff, including Shuchi Vera, Chief of Management Services for Parks and Hassan Symes, EAM/GIS Manager, offered comments and responses to the Board's questions.

Item 9. Old Columbia Pike/Prosperity Drive between New Hampshire Avenue (MD 650) and Cherry Hill Road (Public Testimony Accepted)

The applicant, Montgomery County Department of Transportation, proposes to design and construct 1.82 miles of side path improvements on the east side of Old Columbia Pike and Prosperity Avenue, including the reconstruction of an existing bridge over Paint Branch. The project includes intersection improvements on Old Columbia Pike/Prosperity Avenue at Tech Road and Old Columbia Pike/Prosperity Avenue at Industrial Parkway. Four alternatives have been developed by MCDOT, and this briefing will evaluate these alternatives and propose Staff recommendations.

Staff Recommendation: Transmit comments to the Montgomery County Department of Transportation

S. Aldrich

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent for the vote.

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

Sofia Aldrich, Planner IV, offered comments regarding the review of conceptual design alternatives developed for Old Columbia Pike/Prosperity Drive between New Hampshire Avenue (MD 650) and Cherry Hill Road. Further information can be found in the Staff Report dated March 27, 2025.

Ms. Aldrich noted a clarification regarding the project limits stating the limits of the project are from Stewart Lane to Cherry Hill Road. Ms. Aldrich introduced Kevin Minn of the Montgomery County Department of Transportation (MCDOT) who offered a multi-media presentation and discussed the project purpose, project needs, existing conditions, and MCDOT's proposed design alternatives in greater detail. Mr. Minn also discussed the crash history, cost/impacts summary for each of the alternatives, cost/benefit analysis, and public engagement. Mr. Minn also noted a suggestion received from the public regarding the investigation of a new Paint Branch Crossing.

Ms. Aldrich offered a multi-media presentation and discussed the design alternatives proposed by Staff, intersection design options, bridge alternatives, and Staff's proposed recommendations.

Dan Wilhelm of the Greater Colesville Citizens Association and Labquest offered testimony regarding support for Staff's Alternative Number 3, intersection improvements, and potential BRT for Old Columbia Pike.

David Dunmire of EYES of Paint Branch offered testimony regarding the Paint Branch Watershed and potential environmental impacts if the project moves forward.

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The Board asked questions regarding traffic patterns of Alternative 2 versus Alternative 3, intersections on Old Columbia Pike, maintenance responsibility for the piling along Tech Road, reasoning for the bridge closure to vehicular traffic and date of closure, if there were any obstacles to prevent pedestrian traffic from crossing the bridge, reasoning for not allowing traffic to travel northbound on Old Columbia Pike, bridge inspection, rehabbing the bridge versus reconstruction, environmental impacts of potential bridge reconstruction, reasoning for not extending the project further south, reasoning for public concern for Alternative 2, full cost estimate of reconstructing the bridge, and potential park impacts.

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

Mr. Minn and Dan Sheridan of MCDOT offered comments and responses to the Board's questions regarding the bridge, traffic patterns for the different alternatives, and the public's concerns with Alternative 2.

S. Ching Tee of WRA offered comments and responses to the Board's questions regarding the potential outcomes of the bridge for the different alternatives.

Matt Harper, Parks Natural Resources Manager and Doug Stephens, Principal Natural Resources Specialist, offered comments and responses regarding potential environmental impacts expansion of right-of-way could have to the parkland and stream branch surrounding the bridge.

The Board held further discussion regarding the different alternatives for the bridge and agreed with Staff's recommendations and Alternative 3. The Board also requested further study of the intersections, as well as closer examination of the environmental impacts to determine whether Alternative 2 is the preferable option.

Item 10. POSTPONED TO MAY 1, 2025 - Mandatory Referral MR2025012 (Public Testimony Accepted)

Norwood Road Shared Used Path between MD 108 and Ashton Forest Way. The applicant, Montgomery County Department of Transportation, proposes to design and construct 1,349 feet of sidepath improvements on the west side of Norwood Road between Olney-Sandy Spring Road (MD 108) and Ashton Forest Way.

Staff Recommendation: Transmit comments to the Montgomery County Department of Transportation

S. Aldrich

BOARD ACTION

Motion:

Vote:

Other:

Action: Postponed to May 1, 2025.

Item 8. University Boulevard Corridor Plan Work Session 2

Work Session 2 for the University Boulevard Corridor Plan

Staff recommendation: Discuss the University Boulevard Corridor Plan and provide guidance to Staff.

Z. Adrianvala

BOARD ACTION

Motion:

Vote:

Other:

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

Zubin Adrianvala, Planner III, offered a multi-media presentation regarding Work Session Number 2 for the University Boulevard Corridor Plan. Further information can be found in the Staff Report dated March 28, 2025.

Mr. Adrianvala stated Work Session Number 2 will focus on the land use, zoning, and urban design recommendations for properties with existing commercial uses, residential buildings, and properties near planned Bus Rapid Transit (nodes) at Amherst Avenue, Inwood Avenue, Arcola Avenue, Dennis Avenue, and Four Corners, including the Kemp Mill Shopping Center.

Amherst Avenue and Chestnut Ridge District

Mr. Adrianvala discussed the testimony received for the district including the WTOP Neighborhood, Hearthstone Village Neighborhood, and the Inwood House Neighborhood, as well as Staff's responses. Luis Estrada, Urban Designer, discussed the urban design goals and key properties for the district and neighborhoods.

The Board asked questions for the WTOP Neighborhood regarding potential redevelopment, density for the property located to the east, and development potential with the current zoning on the properties on Amherst Avenue.

Staff, including Carrie Sanders, Chief of Midcounty Planning and Jessica McVary, Midcounty Planning Supervisor, offered comments and responses to the Board's questions.

The Board agreed with Staff's responses and recommendations.

Arcola Avenue District

Mr. Adrianvala discussed the testimony received for the district including the Breewood Park Neighborhood, University Towers Neighborhood, and the Kemp Mill Shopping Center, as well as Staff's responses. Mr. Estrada discussed the urban design goals and key properties for the district and neighborhoods.

Mr. Adrianvala also presented two options for the recommendations for the Kemp Mill Shopping Center to the Board to either confirm the existing Neighborhood Retail zoning or to revise the draft plan to provide additional guidance for future development with the recommended CRT zoning. Mr. Adrianvala also raised the potential for recommending a floating zone. Mr. Adrianvala further discussed the pros and cons for the two options presented as well as potential proposed language that would acknowledge the significant cultural resources in the Kemp Mill Shopping Center and include specific recommendations that incentivize future development to retain retail space that serves the needs of the Kemp Mill community.

The Board asked questions for the Kemp Mill Shopping Center regarding the recommendation for CRT zoning, the relationship between CRT zoning and public benefits that would be provided with optional method development, the impacts of the proposed language on redevelopment, the scale of redevelopment that would be allowed with the current zoning, current commercial/residential square footage versus proposed future square footage, and future parking requirements.

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

The Board recommended adopting the revised language proposed by staff that would provide additional guidance for potential redevelopment under the recommended CRT zoning. but the Board requested that Staff provide additional information regarding the Kemp Mill Shopping Center to clarify the existing conditions compared to the development potential for the property under the current and proposed zoning, including the potential square footage that may be allowed for retail and residential uses, as well as parking requirements.

Furthermore, the Board requested for further explanation as to why R-60 zoning is still being used on the west side of Arcola Avenue, as well as reasoning for Townhouse Medium Density. Staff offered comments and responses to the Board's questions.

Dennis Avenue District

Mr. Adrianvala discussed the testimony received for the district including the Mary's Center Neighborhood and North Four Corners Neighborhood as well as Staff's responses. Mr. Estrada discussed the urban design goals and key properties for the district and neighborhoods.

The Board asked questions regarding the zoning change to the Mary's Center Neighborhood and whether development would be by-right. Staff, including Robert Kronenberg, Deputy Director of Planning, offered comments and responses.

The Board agreed with Staff's responses and recommendations.

Four Corners District

Mr. Adrianvala discussed the testimony received for the district including the Four Corners North Neighborhood, Four Corners South, and the Woodmoor SC and Blair HS Neighborhoods as well

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as Staff's responses. Mr. Estrada discussed the urban design goals and key properties for the district and neighborhoods.

The Board asked questions regarding integrated parking and the different recommendations for FAR and height for the mixed retail center in the Four Corners North Neighborhood. Staff offered comments and responses to the Board's questions.

The Board agreed with Staff's recommendation, and also requested that Staff revisit the proposed zones for the Four Corners North Neighborhood at a future work session to ensure that they are consistent with adjacent properties.

Item 11. POSTPONED - Legislative Update

- HB 503 Housing for Jobs Act
- SB 0931 Renewable Energy Certainty Act (Solar)

D. Borden

BOARD ACTION

Motion:

Vote:

Other:

Action: Item was postponed to April 10, 2025.