

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, June 12, 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, June 12, 2025, beginning at 9:13 a.m. and adjourning at 1:33 p.m.

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

Commissioner James Hedrick was necessarily absent.

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

The Planning Board recessed for lunch at 11:29 a.m. and reconvened in the auditorium and via video conference to return to open session at 12:20 p.m. to discuss Item 8, as reported in the attached Minutes.

There being no further business, the meeting adjourned at 1:33 p.m. The next regular meeting of the Planning Board will be held on Thursday, June 26, 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. Emory Grove Village Pre-Preliminary Plan No. 720250010 – MCPB No. 25-073

BOARD ACTION

Motion: Linden/Pedoeem
Vote: 4-0
Other: Commissioner Hedrick was necessarily absent.
Action: Adopted the Resolution cited above, as submitted.

B. Approval of Minutes

1. Minutes for May 22, 2025

BOARD ACTION

Motion: Linden/Pedoeem
Vote: 4-0
Other: Commissioner Hedrick was necessarily absent.
Action: Approved Planning Board Meeting Minutes of May 22, 2025, as submitted.

C. Other Preliminary Matters

1. Corrected Resolution for Addition to Glen Hills Section 3, Preliminary Plan No. 120240150 – MCPB No. 25-035

BOARD ACTION

Motion: Linden/Pedoeem
Vote: 4-0
Other: Commissioner Hedrick was necessarily absent.
Action: Adopted the Corrected Resolution referenced above, as submitted.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220250380, Woodfield Estates

RC zone; 1 lot; located approximately 1,200 feet northwest of the terminus of Primula Court; Damascus Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220250680, B. F. Gilberts Addition to Takoma Park

R-60 zone; 2 lots; located on the east side of Oswego Avenue, 400 feet south of Maple Avenue; Takoma Park Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Linden/Pedoeem

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Approved Staff recommendation for approval of the Record Plats cited above, as submitted.

Item 3. Regulatory Extension Requests (Public Hearing)

Hermitage – Tax Parcel 6, Administrative Subdivision Plan No. 620250060, Extension Request No. 2 - Request to extend the regulatory review period until July 6, 2025.

Application to create two lots for two single-family dwellings; located 11418 Mapleview Drive; R-60 zone; 1989 Master Plan for the Communities of Kensington-Wheaton.

Staff recommendation: Approval of the Extension Request

A. Lindsey

BOARD ACTION

Motion: Linden/Pedoeem

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

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: Commissioner Hedrick was necessarily absent.

Action: Received briefing.

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

Ms. Figueredo discussed the upcoming Montgomery Parks Family Day celebration to mark Reverend Josiah Henson's birthday at the Josiah Henson Museum and Park, and highlighted LGTBQ+ History month as well as the numerous Montgomery Parks events taking place during the month of June. Ms. Figueredo gave an overview of the recent playground openings including Valleywood Neighborhood Park, Indian Spring Terrace Local Park, and Olney Mill Neighborhood Park. Ms. Figueredo also discussed the Teens Engaged and Empowered in Nature Stewardship (TEENS) Program graduation, a recent incident where the Park Police sensory bags that Program Access developed were used, and the Under the Lights Drop-In Play program. Ms. Figueredo also showed the video submitted to the National Recreation and Park Association (NRPA) as a NRPA Gold Medalist Finalist.

The Board asked where the NRPA conference will take place, and Ms. Figueredo offered comments and responses.

Item 5. 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 & Charges, Capital Outlay).

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

K. Bentley

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Approved Staff recommendation to approve the FY25 Budget Transfer Request cited above.

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Approved Staff recommendation to approve the FY26 minor Budget Adjustment Request to the Park Fund.

Kate Bentley, Montgomery Parks Budget Manager, discussed the FY25 Operating Budget adjustment for the Department of Parks. Further information can be found in the Staff Report dated June 6, 2025.

Ms. Bentley stated the Department of Parks is requesting the Board's approval to transfer \$220,000 from Personnel Services in the Park Fund to Non-personnel (Capital Outlay) to support the transition of the existing fleet of mowers from gas powered to electric. Additionally, the Department seeks approval to transfer \$19,957 from the allotted marker in Non-Departmental for seasonal benefits to Park Fund divisional budgets. Ms. Bentley also requested a minor budget adjustment to the FY26 Park Fund resulting from a small reorganization within the department in the amount of \$175,526.

The Board requested further explanation of the minor reorganization within the Parks Department and asked questions regarding overall cost of the electric equipment, cost breakdown for equipment, cost comparison between the electric mowers and previous gas-powered mowers, life expectancy, efficiency, and battery lifespan.

Staff, including Gary Burnett, Montgomery Parks Deputy Director of Operations, offered comments and responses. Ms. Bentley also noted a cost breakdown for the electric equipment could be provided.

Item 6. Beach Drive Open Parkway 2025 Program Update

In June of 2024, Montgomery Parks proposed operational changes to the Beach Drive Open Parkway which restored the original operating hours, including Friday, while reducing the extent of the Open Parkway in response to neighborhood cut-through traffic.

Staff Recommendation: Provide a briefing to review the use and impacts of the operational changes after one year.

K. Lukacs

BOARD ACTION

Motion:

Vote:

Other: Commissioner Hedrick was necessarily absent.

Action: Received briefing.

Kyle Lukacs, Montgomery Parks Trails Planner, and Andrew Tsai, Montgomery Parks Engineer, offered a multi-media presentation regarding an update for the Beach Drive Open Parkway. Further information can be found in the Staff Report dated June 5, 2025.

Mr. Lukacs stated in June 2024 the Planning Board approved the permanent operating hours and extent of the Beach Drive Open Parkway from 9:00 a.m. Fridays through Sunday at 4:00 p.m. from Knowles Avenue to Cedar Lane. Since the Planning Board approval, Parks has monitored Open Parkway usage and collected traffic counts at nine locations at a minimum throughout the area. Mr. Lukacs discussed the 2024 public feedback, noting a complex variety of viewpoints, with 52 percent overall support for Friday Beach Drive closure and 70 percent overall opposition to the Friday closure. Mr. Lukacs also discussed correspondence received and locations of the parkway counters as well as the average counts/usage at the Puller Playground and Wildwood Trail counters.

Mr. Tsai discussed the updated traffic counts and stated the traffic counts show anticipated detour routes are being used as expected, with no adverse impacts to detour intersection levels of service. Mr. Tsai also noted the increase along Parkwood Drive is not “cut-through” traffic but shifting neighborhood driving patterns influenced in part by Kensington Parkwood Elementary drop-off and pickups. Lastly, Mr. Tsai stated there have been over 105,000 Open Parkway users since June 2024, and overall peak hour volumes along Parkwood Drive when Beach Drive is closed are in-line with typical weekday peak volumes. Furthermore, overall traffic conditions on Parkwood Drive appear functional and in-line with other neighborhood connectors throughout the County.

The Board asked questions regarding the peak hour traffic volumes at Kensington Elementary School, estimated length of time for detour on Friday closure of Beach Drive, winter month Beach Drive usage on Fridays, engagement with MCDOT regarding signal timing at the intersection of 355 and Cedar Lane, safety issues/incidents, original intent for Beach Drive, traffic counts for the intersection of Route 355 and Strathmore Avenue, and the DC closure of Beach Drive.

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Staff, including Miti Figueredo, Montgomery Parks Director and Darren Flusche, Montgomery Parks Deputy Director of Administration, offered comments and responses to the Board's questions.

The Board held further discussion regarding the amount of usage during the Friday closure of Beach Drive and possibility for other options/alternatives for the Beach Drive Open Parkway on Fridays. The Board further requested Staff work further with the community to collect more information on potential alternatives for the closure on Fridays and return to the Board with updated findings in the future. Staff agreed, and Ms. Figueredo clarified an additional public hearing would not be held, but there would be an open period for written comments to be received.

Item 7. Yeandle Park, Mandatory Referral No. MR2025018 (Public Hearing)

Request to create a new park, owned by the Town of Garrett Park; Located at 11321 Kenilworth Avenue; on approximately 0.44 acres zoned R-90; within the 1992 Garrett Park/North Bethesda Master Plan area.

Staff Recommendation: Approval and transmittal of comments to the Town of Garrett Park.

A. Lindsey

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

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

Amy Lindsey, Planner III, offered a multi-media presentation regarding Yeandle Park owned by the Town of Garrett Park. Further information can be found in the Staff Report dated June 2, 2025.

Ms. Lindsey stated the proposed park is largely undeveloped, with a small arrangement of spaces adjacent to Kenilworth Avenue. Ms. Lindsey discussed the park concept, the materials plan, and the planting plan.

The Board asked questions regarding possibility for adding a bike rack at the park, park access, and potential for signage/wayfinding.

Michael Norton of Norton Land Design offered brief comments regarding community engagement and possibility of reaching out to the community regarding inclusion of a bike rack at the park. Mr. Norton offered further comments regarding the park access, budget for the project, and potential signage/wayfinding.

Item 9. Olney Community Building, Mandatory Referral No. MR2025020: The public acquisition and use of a property at 17831 Georgia Avenue, Olney (Public Hearing)

Staff Recommendation: Transmit Comments to the Department of General Services.
P. Butler

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

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

Patrick Butler, Chief of Upcounty Planning, offered a multi-media presentation regarding the Olney Community Building. Further information can be found in the Staff Report dated June 5, 2025.

Mr. Butler stated the Montgomery County Department of General Services (DGS) is acquiring a former bank property at 17831 Georgia Avenue to create the Olney Community Building. Mr. Butler also discussed the site access and Master Plan conformity.

The Board asked questions regarding the building's original usage, whether the building structure would remain unchanged, age of the building, potential interior renovations, and parking.

Ronnie Warner of DGS offered comments and responses regarding the original usage, building structure, potential interior renovations, and parking.

Matt Mills, Senior Counsel, offered comments regarding the age of the building.

Item 8. Work Session Number 8 for the University Boulevard Corridor Plan and Briefing on Zoning Text Amendment for University Boulevard Overlay Zone.

A. University Boulevard Corridor Plan Work Session Number 8

Staff Recommendation: Discuss, review, and approve the Planning Board Draft for transmittal to the County Council and County Executive.

B. University Boulevard Overlay Zone

Staff Recommendation: Transmit the Draft Overlay Zone for Introduction.

Z. Adrianvala/B. Berbert

A. BOARD ACTION

Motion: Linden/Pedoeem

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Approved Staff recommendation for approval of the revised Public Hearing Draft as the Planning Board Draft of the University Boulevard Corridor Plan, and transmittal of the Plan to the County Executive and County Council.

B. BOARD ACTION

Motion: Bartley/Pedoeem

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Approved Staff recommendation for approval to transmit the draft University Boulevard (UB) Overlay Zone to the District Council requesting introduction of the ZTA, as stated in a transmittal letter to be prepared at a later date.

Zubin Adrianvala, Planner III, offered a multi-media presentation regarding Work Session Number 8 for the University Boulevard Corridor Plan. Further information can be found in the Staff Report dated June 6, 2025.

Mr. Adrianvala stated Staff will present the revisions to the Public Hearing Draft discussed during the previous work sessions and request approval to publish and transmit the revised draft as the Planning Board Draft to the County Council and the County Executive. A briefing on the Zoning Text Amendment (ZTA) for the University Boulevard (UB) Overlay Zone will also be provided.

Mr. Adrianvala and Alex Rixey, Transportation Planner IV, discussed the newly proposed redlined revisions to Chapter 6 and Chapter 8, as well as redlined/modified revisions previously discussed for Chapter 1, Chapter 4, Chapter 5, Chapter 8, Chapter 9, and Chapter 11.

The Board asked questions regarding potential to obtain a waiver if the 10-foot-wide street buffers were determined infeasible, market rate affordable housing, whether triplex or quadplex building types would fall under the apartment building type, triplex and quadplex building code, if garden apartments were considered commercial, and whether schools will remain zoned R-60.

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Staff, including Robert Kronenberg, Deputy Director of Planning, Carrie Sanders, Chief of Midcounty Planning, Jessica McVary, Planning Supervisor, and Luis Estrada, Planner III, offered comments and responses to the Board's questions.

The Board held further discussion regarding the modified language for "No Right Turn on Red" and Leading Pedestrian Intervals (LPI), but the majority of the Board found Staff's proposed language to be sufficient and provide flexibility.

The Board agreed with Staff's newly proposed redlined revisions to Chapter 6 and Chapter 8, as well as redlined/modified revisions previously discussed for Chapter 1, Chapter 4, Chapter 5, Chapter 8, Chapter 9, and Chapter 11.

Ben Berbert, Planner III, stated the proposed Zoning Text Amendment (ZTA) will help implement the zoning and land use recommendations of the University Boulevard Corridor Plan, and the recommendations addressed by the UB Overlay Zone include modified development standards in the CRN zone on sites under 15,000 square feet, allowing CRN properties to be improved with relevant non-residential uses allowed by the R-60 Zone, and limitations on auto-centric uses. Mr. Berbert discussed the revisions and modifications to the University Boulevard Overlay Zone for purposes, land uses, and development standards.

The Board asked questions regarding development standards for maximum build-to lines for sites greater than 15,000 square feet, how the build-to line evolved, the build-to-area requirements, and maximum build-to-area setbacks.

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

The Board offered comments regarding prohibited land uses, bringing homes/buildings closer to the right-of-way/street, and activation. Further discussion was also held regarding the development standards for the maximum build-to-area. Staff suggested additional language, but, the Board elected to move forward with language as originally presented by Staff.