

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED  
MINUTES AND SUMMARY

SUMMARY  
**Thursday, July 3, 2025**  
2425 Reddie Drive  
Wheaton, MD 20902  
301-495-4605

The Montgomery County Planning Board met in regular session via Microsoft Teams video conference on Thursday, July 3, 2025, beginning at 9:59 a.m. and adjourning at 10:27 a.m.

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

Commissioner Josh Linden was necessarily absent.

Items 1 through 4 were discussed in that order and reported in the attached Minutes.

There being no further business, the meeting adjourned at 10:27 a.m. The next regular meeting of the Planning Board will be held on Thursday, July 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. Bloom MV Site Plan Amendment No. 82017013F – MCPB No. 25-080
2. Bloom MV Forest Conservation Plan No. F20240970 – MCPB No. 25-081

**BOARD ACTION**

**Motion: Hedrick/Bartley**

**Vote: 3-0-1**

**Other: Vice Chair Pedoeem abstained due to being absent for the original vote. Commissioner Linden was necessarily absent.**

**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**

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: There were no other Preliminary Items submitted for approval.**

**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)**

**Colesville Gardens Administrative Subdivision Plan No. 620230160, Request No. 6 - Request to extend the regulatory review period until October 2, 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

**Bennett Road Properties Preliminary Plan No. 120240090 and Preliminary/Final Forest Conservation Plan No. F20240490, Request No. 1 - Request to extend the regulatory review period until October 9, 2025.**

Request a three lot subdivision for single-family detached homes and conduct a transfer of adjoining land between the M-NCPPC (equal to or greater in size) to provide roadway frontage and access to the properties along Alderton Lane; and variance request to remove and impact specimen trees; located at the southwest quadrant of the Bennett Road (paper street) and Alderton Lane intersection on approximately 1.33 acres of land in the Residential 200 (R-200) zone; within the 1994 Aspen Hill Master Plan

*Staff Recommendation: Approval of the Extension Request.*

T. Graham

**Hermitage – Tax Parcel 6, Administrative Subdivision Plan No. 620250060, Request No. 3 - Request to extend the regulatory review period until July 25, 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:** Hedrick/Pedoeem

**Vote:** 4-0

**Other:** Commissioner Linden was necessarily absent.

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

**Item 4. Zoning Text Amendment 25-08, Exemptions – Landscape Contractor (Public Hearing)**

This ZTA would amend existing legacy protections for certain Landscape Contractors in the RC Zone to allow one violation for expanding the total square footage of onsite operations above that existing on October 30, 2014, before a conditional use approval is required.

*Staff Recommendation: The Planning Board transmit comments to the District Council.*

B. Berbert

**BOARD ACTION**

**Motion: Hedrick/Bartley**

**Vote: 4-0**

**Other: Commissioner Linden was necessarily absent.**

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

Benjamin Berbert, Planner III, offered a multi-media presentation regarding Zoning Text Amendment (ZTA) 25-08, Exemptions – Landscape Contractor. Further information can be found in the Staff Report dated May 15, 2025.

Mr. Berbert stated ZTA 25-08 amends the exemption in Section 7.7.1.D.8.d. regarding existing legacy protections for certain landscape contractors in the RC Zone. The ZTA would add a new provision to the exemption, which was created ZTA 18-09/Ordinance 18-49 approved October 2, 2018, in order to clarify how to define the expansion or enlargement of the allowable square footage and to allow property owners that qualify for the exemption to reduce their square footage to what is allowable in response to a notice of violation from the Department of Permitting Services (DPS). As written, the Code requires a conditional use if on-site operations are expanded, providing the DPS no mechanism to allow a landscape contractor to restore the site to the conditions existing as of October 30, 2014. Mr. Berbert stated the ZTA adds a provision that conditional use approval is only needed if more than one violation notice is issued for expanding or enlarging the square footage and also clarifies that the on-site operations are measured as a total square footage of impacted area, providing greater clarity on what is meant by expanding or enlarging the operation.

Mr. Berbert also discussed the climate assessment and noted Staff recommends support of ZTA 25-08 as introduced.

Casey Cirner of Miles and Stockbridge offered comments on behalf of Silver Spring Landscaping regarding support for the ZTA, discussions with DPS, and interpretation of the existing legacy provision language.

Don Thurber of Silver Spring Landscaping offered testimony regarding interactions and discussions with DPS as well as the need for the ZTA in order to continue business operations.

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The Board asked questions regarding reasoning for the ZTA, minimum lot area, and potential eligible contractors. Staff, including Allison Myers, Associate General Counsel, offered comments and responses to the Board's questions.