

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED MINUTES AND SUMMARY

SUMMARY
Thursday, June 26, 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 26, 2025, beginning at 9:05 a.m. and adjourning at 4:30 p.m.

Present were Chair Artie Harris and Commissioners Shawn Bartley, James Hedrick, and Josh Linden (attended virtually).

Vice Chair Mitra Pedoeem was necessarily absent.

Commissioner Linden left the meeting during Item 4 at 9:23 a.m. and was necessarily absent. Commissioner Linden rejoined the meeting during the latter part of Item 8 at 11:00 a.m.

Items 1 through 4, Item 15, Item 5, Item 8, Item 9, and Item 12 were discussed in that order and reported in the attached Minutes.

Item 6 was moved to Item 3 as a Regulatory Extension and Item 7 was withdrawn.

The Planning Board recessed for lunch at 12:18 p.m. and reconvened in the auditorium and via video conference to return to open session at 1:33 p.m. to discuss Item 10, Item 11, Item 13, and Item 14, as reported in the attached Minutes.

There being no further business, the meeting adjourned at 4:30 p.m. The next regular meeting of the Planning Board will be held on Thursday, July 3, 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. Alfred House (Cashell Road) Forest Conservation Plan No. F2025012A - MCPB 25-065
2. Liberty Mill Road, Preliminary Plan No. 12017021D – MCPB No. 25-066
3. Olney Acres, Preliminary Plan Amendment No.12022007A – MCPB – 25-064
4. Viva White Oak Sketch Plan No. 320240080 - MCPB 25-067
5. Viva White Oak Preliminary Plan Amendment No. 12018024A - MCPB 25-068
6. Viva White Oak Forest Conservation Plan No. F20240840 - MCPB 25-069

BOARD ACTION

Motion: Hedrick/Linden

Vote: 3-0-1

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

Action: Adopted the Resolution cited above, as submitted.

7. MHP Amherst Preliminary Plan No. 120250010 – MCPB No. 25-070
8. MHP Amherst Site Plan No. 820250010 – MCPB No. 25-071
9. MHP Amherst Forest Conservation Plan No. F20250080 – MCPB No. 25-072

BOARD ACTION

Motion: Hedrick/Linden

Vote: 3-0-1

Other: Vice Chair Pedoeem was necessarily absent. Chair Harris abstained due to recusing himself from the item.

Action: Adopted the Resolutions cited above, as submitted.

10. 2811 14th Street NE Gospel Hall, Inc. Church: Preliminary Plan No. 120250050 - MCPB 25-074
11. 2811 14th Street NE Gospel Hall, Inc. Church: Forest Conservation Plan No. F20250170 - MCPB 25-075

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other:

Action: Vice Chair Pedoeem was necessarily absent. Adopted the Resolutions cited above, as submitted.

B. Approval of Minutes

1. Minutes for May 15, 2025
2. Minutes for May 29, 2025
3. Minutes for June 5, 2025

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

Action: Approved Planning Board Meeting Minutes of May 15, 2025, May 29, 2025, and June 5, 2025, as submitted.

C. Other Preliminary Matters

Corrected Resolution for Donner Property at Grays Lane, Administrative Subdivision Plan Amendment No. 62023001A – MCPB No. 25-051

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

Action: Adopted the Corrected Resolution referenced above, as submitted.

Silver Spring Design Advisory Panel: New Member Appointment

Staff Recommendation: Approve appointment of Michael Ezban to the Silver Spring Design Advisory Panel.

A. Margolies

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

Action: Approved Staff recommendation for the approval of the appointment of Michael Ezban to the Silver Spring Design Advisory Panel.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No 220250550, Luxmanor

R-200 zone, 1 lot; located on the east side of Luxmanor Road, 150 feet north of Tuckerman Lane; North Bethesda – Garrett Park Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220250670, West Chevy Chase

R-60 zone, 1 lot; located on the north side of De Russey Parkway, 290 feet west of Offutt Road; Bethesda – Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

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

Item 3. Regulatory Extension Requests (Public Hearing)

7070 Arlington Road, Preliminary Plan Amendment No. 11998051B and Sketch Plan Amendment No. 32021010A, Extension Request No. 2 - Request to extend the regulatory review period until July 31, 2025.

Preliminary Plan Amendment application and Sketch Plan Amendment application. Collectively, these Amendments propose to extend the validity period and Site Plan filing period for development on the Subject Property.

Staff recommendation: Approval of the Extension Request

T. Gatling

Wheaton Gateway Preliminary Plan No. 120240120, Site Plan No. 820240150, and Forest Conservation Plan No. F20240810, Extension Request No. 1 - Request to extend the regulatory review period until October 23, 2025.

Application to create a mixed-use and affordable development containing up to 800 multifamily dwelling units over two phases, underground parking, up to 55,000 square feet of non-residential use, and up to 897,222 square feet of residential for total of 952,222 square feet; located in downtown Wheaton at the Southwest corner of Veirs Mill Road and University Boulevard; Zoned: CR 5.0, C-4.5, R-4.5, H-130; CR 3.0, C-2.5, R-2.5, H-100; CRN 1.5, C-.25, R-1.5, H-45; R-60; 5.16 acres; 2012 Wheaton CBD and Vicinity Sector Plan

Staff recommendation: Approval of the Extension Request

T. Gatling

Friendship Parcel 210 (Ridgewells Catering) Preliminary Plan No. 120250110, Extension No. 2 - Request to extend the regulatory review period until September 4, 2025.

Application to create a single lot from an existing unrecorded parcel for up to 18,805 square feet of Artisan Manufacturing and Production uses.

Staff Recommendation: Approval of the Extension Request

A. Bossi

Iglesia De Cristo Mi El Maryland: Preliminary Plan No.120220040, Extension Request No. 5 - Request to extend the regulatory review period until December 18, 2025.

Application to create one lot for a religious assembly building and a parsonage; located at 17521 Old Baltimore Road, approximately 410 feet west of Brimstone Academy Court, RNC zone, 7.17 acres, 2005 Olney Master Plan.

Staff Recommendation: Approval of the Extension Request

J. Casey

Korean Mission Church, Preliminary Plan No. 120240050, Extension Request No. 4 - Request to extend the regulatory review period until September 25, 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/Bartley

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

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

Item 4. Roundtable Discussion

Planning Director's Report
J. Sartori

BOARD ACTION

Motion:

Vote:

Other: Vice Chair Pedoeem was necessarily absent and Commissioner Linden necessarily had to leave during the item.

Action: Received briefing.

Montgomery Planning Director, Jason Sartori, offered a multi-media presentation regarding recent updates for the Planning Department.

Mr. Sartori congratulated Vice Chair Pedoeem on her reappointment to the Planning Board. Mr. Sartori discussed Montgomery Planning's restructuring and changes that will be effective July 1, 2025, restructuring priorities, new planning divisions, the new regional planning focus, and benefits to the community from the restructuring. Mr. Sartori also discussed the FY26 work program including new Master Plan initiatives, new projects and studies, ongoing Master Plan initiatives, and projects and studies continuing for FY26.

Lastly, Mr. Sartori provided Staff personnel updates regarding the new roles Rebecca Ballo and Atul Sharma will take on, and welcomed Bianca Noveno, Athena Skoufias, and Nick DiSpirito.

Item 15. FY25 Budget Adjustment – Montgomery Planning

Request to transfer available Non-Departmental Funds to the Risk Management Fund

Staff Recommendation: Approval of the Budget Transfer Requests

A. Ford

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 3-0

Other: Vice Chair Pedoeem and Commissioner Linden were necessarily absent.

Action: Approved Staff recommendation to approve the Budget Transfer Request for \$58,900 from the Administrative Fund Non-Departmental Account to the Risk Management Internal Service Fund (ISF).

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 3-0

Other: Vice Chair Pedoeem and Commissioner Linden were necessarily absent.

Action: Approved Staff recommendation to approve the Budget Transfer Request for \$60,000 from the ITI Division's personnel account to the maintenance agreement and computer software account.

Amber Ford, Budget Manager, discussed the requested FY25 Budget adjustments for Montgomery Planning. Further information can be found in the Staff Report dated June 6, 2025.

Ms. Ford stated Staff is requesting to transfer \$58,900 of funding available from unallocated compensation markers in the Administrative Fund Non-Departmental Account to the Risk Management Internal Service Fund (ISF) to prepay Montgomery Planning's FY26 Risk Management expense to better position the department regarding the upcoming FY26 budget year. Ms. Ford also discussed the second request of \$60,000 to move budgeted funds from the ITI Division's personnel account to the maintenance agreement and computer software account to prepay the ERSI software agreement for FY26.

Item 5. Willow Manor at Clarksburg Development Plan Amendment No. DPA202501 (Public Hearing)

Request to amend approved Development Plan No. DPA202501 to allow up to 100 additional units of age-restricted, affordable housing beyond the previously approved cap of 500 units.

Staff recommendation: Approval with binding elements, request to transmit comments to Hearing Examiner.

K. Mencarini

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 3-0

Other: Vice Chair Pedoeem and Commissioner Linden were necessarily absent.

Action: **Approved Staff recommendation for approval of the Development Plan Amendment, with binding elements, and to transmit comments to the Hearing Examiner, as stated in a transmittal letter to be prepared at a later date. The Board also recommended there was no need for a public hearing be held unless opposition was received.**

Katherine Mencarini, Planner IV, offered a multi-media presentation regarding Willow Manor at Clarksburg. Further information can be found in the Staff Report dated June 16, 2025.

Ms. Mencarini stated the purpose of the application for a Development Plan Amendment (DPA) is to amend Binding Element No, 8 to allow future replacement of a previously approved, but unbuilt, hotel with a senior living facility in roughly the same footprint that may include up to 650 units for independent living. Ms. Mencarini also stated in the case of amendments the Hearing Examiner will only hold a Public Hearing if either recommended by the Planning Board or if opposition is received within ten days of the Planning Board's Public Hearing, therefore, the record will remain open until July 7, 2025. Ms. Mencarini noted approval of the change in use, as well as the site layout, onsite circulation, landscaping, etc. will be subject to subsequent Preliminary Plan and Site Plan review and approvals. Lastly, Ms. Mencarini stated no correspondence has been received to date.

Jody Kline of Miller, Miller, and Canby offered brief comments on behalf of the Applicant regarding the history of the project and noted agreement to Staff's conditions. Mr. Kline also offered brief comments regarding the potential timeline for the subsequent Preliminary Plan and Site Plan.

The Board asked questions regarding timeline for the subsequent Preliminary Plan and Site Plan as well as where the hotel would fit within the MXPDP DPA Yield Summary Cabin Branch Use Table.

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

**Item 6. MOVED TO ITEM 3, Regulatory Extensions - Friendship Parcel 210
(Ridgewells Catering) Preliminary Plan No. 120250110 (Public Hearing)**

Request to create a single lot from an existing unrecorded parcel for up to 18,805 square feet of industrial uses. Located at 5525 Dorsey Lane, in-between Dorsey Lane and Clipper Lane; zoned IM-1.5 H-45; 2016 Westbard Sector Plan.

Staff Recommendation: Approval with conditions

A. Bossi

BOARD ACTION

Motion:

Vote:

Other:

Action: Moved to Item 3 as a Regulatory Extension.

**Item 7. WITHDRAWN - Highland View Elementary School Mandatory Referral
MR2025016 (Public Hearing)**

Mandatory Referral review for a three-story addition to the existing Highland View Elementary School and associated site upgrades to support the removal of existing relocatable classrooms and projected increases in enrollment.

Staff Recommendation: Approval with recommendations and transmittal of comments to Montgomery County Public Schools.

T. Gatling

BOARD ACTION

Motion:

Vote:

Other:

Action: **Item withdrawn.**

Item 8. 8676 Georgia Avenue Preliminary Plan Amendment No. 12023015A and Site Plan No. 820250050 (Public Hearing)

A. Preliminary Plan Amendment No. 12023015A: Request to amend the previously approved development density to align with associated Site Plan No. 820250050 and to modify the previously approved off-site Local Area Transportation Review (LATR) to conform with the 2024-2028 Growth and Infrastructure Policy (GIP). On 1.04 acres located at the southern quadrant of the intersection of Georgia Avenue and Cameron Street, Silver Spring; zoned CR-5.0 C-5.0 R-5.0 H-300 and Downtown Silver Spring Overlay Zone; 2022 Silver Spring Downtown and Adjacent Communities Plan.

Staff Recommendation: Approval with conditions

B. Site Plan No. 820250050: Request to construct a mixed-use building with a maximum density of 500,000 total square feet, including up to 20,000 square feet of ground floor commercial uses and up to 480,000 square feet of residential uses for a maximum of 493 units, with 15.1 percent MPDUs, utilizing 226,500 square feet of Downtown Silver Spring Overlay Zone Density with an associated Civic Improvement Fund contribution, and adaptive reuse of designated Historic Tastee Diner.

Staff Recommendation: Approval with conditions

A. Bossi/G. Bogdan

A. BOARD ACTION

Motion: Hedrick/Bartley

Vote: 3-0-1

Other: Vice Chair Pedoeem was necessarily absent and Commissioner Linden was necessarily absent for the majority of the item so vote considered as abstention.

Action: Approved Staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to conditions and modifications discussed during the meeting, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

B. BOARD ACTION

Motion: Hedrick/Bartley

Vote: 3-0-1

Other: Vice Chair Pedoeem was necessarily absent and Commissioner Linden was necessarily absent for the majority of the item so vote considered as abstention.

Action: Approved Staff recommendation for approval of the Site Plan cited above, subject to conditions, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

Grace Bogdan, Planner IV, offered a multi-media presentation regarding 8676 Georgia Avenue. Further information can be found in the Staff Report dated June 16, 2025.

Ms. Bogdan stated Preliminary Plan Amendment No. 12023015A requests to reduce the previously approved Preliminary Plan density from 550,000 to 500,000 square feet, residential unit count from up to 525 units to up to 493 units to align with associated Site Plan No. 820250050,

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and six off-site funded transportation improvements. Ms. Bogdan noted the Amendment also requests to update the project's required LATR offsite improvement obligation under the 2024-2028 Growth and Infrastructure Policy (GIP).

Ms. Bogdan stated the Site Plan proposes to construct a mixed-use building with up to 500,000 total square feet, including up to 20,000 square feet of ground floor commercial uses and up to 480,000 square feet of residential uses for up to 493 units, with 15.1 percent MPDUs, utilizing 226,500 square feet of Downtown Silver Spring Overlay Zone Density with an associated Civic Improvement Fund contribution, and adaptive reuse of the designated historic Tastee Diner. The building consists of a single tower with a maximum height of 312 feet proximate to Georgia Avenue and 422 parking spaces.

Ms. Bogdan also discussed the access and circulation for the site, frontage improvements, loading management, building design, and Tastee Diner integration.

Ms. Bogdan noted correspondence received both noting support for the project as well as concerns with building height and traffic/transportation analysis.

Lastly, Ms. Bogdan noted corrections to Preliminary Plan Amendment Finding 1.d for the Data Table, Site Plan Finding 2.d.i for the Data Table, and Site Plan Finding 2.d.iii updating the amount of public benefit points.

Stephanie Helsing of the Greater Silver Spring Chamber of Commerce offered testimony regarding support for the project and reactivation of the Tastee Diner and site.

Patrick Kearney, an adjacent Property Owner, offered testimony regarding the increase in parking and transportation analysis for Ramsey Street.

Mike English, an Individual, offered testimony regarding support for the overall project and much needed housing the project will bring.

Deborah Chalfie of the Art Deco Society of Washington offered testimony regarding the preservation and restoration of the Tastee Diner.

Stacy Silber of Lerch, Early, and Brewer offered a multimedia presentation and comments on behalf of the Applicant regarding the housing the project will bring to the area, the restoration and preservation of the Tastee Diner, environmental benefits, the Ramsey Avenue access, parking, loading, improvements made to the project, and noted agreement to Staff's conditions.

The Board asked questions regarding the turning radiuses and changes to the LATR requirements due to the GIP.

Staff, including Katie Mencarini, Planner IV, offered comments and responses to the Board's questions.

Item 9. FY2026 Annual School Test, School Utilization Report, and MCPS's Boundary Study Options Overview

Planning Board certification of the FY2026 Annual School Test and review of the accompanying School Utilization Report, with a brief overview of MCPS's boundary study options for Crown and Woodward High Schools.

Staff Recommendation: Planning Board certification

H. Baek

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

Action: Approval of Staff recommendation to approve and certify the results of the FY2026 Annual School Test with transmittal to the County Council.

Hye-Soo Baek, Adequate Public Facilities Planner III, offered a multi-media presentation regarding the FY2026 Annual School Test, School Utilization Report, and MCPS's Boundary Study Options. Further information can be found in the Staff Report dated June 18, 2025.

Ms. Baek discussed results of the FY 2026 Annual School Test, which will go into effect on July 1, 2025, and gave an overview of the utilization rate projections for MCPS's initial boundary study options, and the newly calculated FY 2026-2027 student generation rates and school impact tax rates.

Ms. Baek then gave an overview of the annual school test methodology, school service areas that will be placed in Utilization Premium Payment (UPP) tiers for FY2026 for elementary, middle, and high schools, as well as schools approaching adequacy ceilings, Countywide trends and projections by school level for 2030-2031, FY2026-2027 student generation rates and school impact taxes, and school boundary study options for the Woodward Boundary Study.

The Board asked questions regarding possible change in data after the opening of Crown High School, whether the Crown and Woodward boundary studies overlapped, utilization of schools, staffing ratios, and utilization calculation rates.

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

Item 12. Local Government Annual Reporting to Maryland Department of Planning

As per the requirements established by State legislation, each local jurisdiction must submit an annual land use report to the Maryland Department of Planning (MDP). The objective of this request is to monitor growth statewide and to determine if State smart growth policies are having beneficial or have had unanticipated effects. This report for Calendar Year 2024 has been prepared by the Montgomery County Planning Department for Board approval of transmission to the County Council President and the State of Maryland Department of Planning.

Staff Recommendation: Approve Report and Transmit to County Council President and the Director of the State Department of Planning.

J. Mukherjee/C. McNamara

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

Action: Approved Staff recommendation for approval to transmit comments to the County Council President and the State of Maryland Department of Planning, as stated in a transmittal letter to be prepared at a later date.

Jay Mukherjee, Principal GIS Specialist, and Colin McNamara, Senior GIS Specialist, offered a multi-media presentation regarding the Local Government Annual Reporting to Maryland Department of Planning. Further information can be found in the Staff Report dated June 17, 2025.

Mr. Mukherjee stated per the requirements established by the General Assembly under Land Use Article §1-207 (basic requirements), §7-104 (adequate facilities reporting requirements), and §1-208 (indicators), each local jurisdiction must submit an annual land use report to the Maryland Department of Planning (MDP). Mr. Mukherjee discussed the MDP report goals and stated the objective of the Annual Land Use Report is to monitor growth statewide and to determine if state smart growth policies are having beneficial or unanticipated effects. Mr. Mukherjee also discussed the report's benefits to Montgomery Planning, the Planning Department's role, and questionnaire format. Mr. McNamara gave an overview of highlights from the 2024 report growth in development, measure and indicators, land preservation, land use statistics, development capacity analysis. Lastly, Mr. Mukherjee discussed next steps.

Item 10. Mountain Vale Solar, Conditional Use Application No. CU202507 and Forest Conservation Plan No. F20250530 (Public Hearing)

A. Conditional Use No.CU202507: Request to construct a Solar Collection System, up to 2 Megawatts (MWs), on 11.23 acres of the 109.52-acre parcel. AR Zone, located at 17700 Barnesville Road, on the south side of Barnesville Road between Old Hundred Road and Conoy Road.

Staff Recommendation: Recommend Approval with conditions and transmittal to the Hearing Examiner.

B. Forest Conservation Plan No. F20250530: Request for approval of a Final Forest Conservation Plan to satisfy afforestation/reforestation requirements associated with Conditional Use application No.CU202507.

Staff Recommendation: Approval of the Forest Conservation Plan with conditions.

M. Beall

BOARD ACTION

Motion: Hedrick/Linden

Vote: 3-1

Other: Vice Chair Pedoeem was necessarily absent. Commissioner Bartley voted Nay.

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

BOARD ACTION

Motion: Hedrick/Linden

Vote: 3-1

Other: Vice Chair Pedoeem was necessarily absent. Commissioner Bartley voted Nay.

Action: Approved Staff recommendation for approval of the Final Forest Conservation Plan cited above, subject to conditions, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

Mark Beall, Zoning Planner, offered a multi-media presentation regarding Mountain Vale Solar. Further information can be found in the Staff Report dated June 16, 2025.

Mr. Beall stated the site has an existing farm in use with crop rotation, and the Applicant is proposing a 2MW or less Solar Collection System on 11.23 acres of the overall 109.52-acre parcel. The proposed development will have the following features: a new entrance and driveway on Barnesville Road at the northeast corner; a proposed electrical interconnection located near the proposed entrance to the site; solar arrays that will be approximately seven feet in height and will be surrounded by an eight-foot high chain link fence; a pollinator seed mix in and around the solar array to enhance local pollination; and fire access turnaround with a 30,000-gallon cistern for fire protection. Mr. Beall also stated the Applicant is not proposing signage or lighting with this application, the Solar Collection System will be surrounded on the east, west, and south sides with existing trees and forested areas, and the Applicant is proposing

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landscaping screening along the frontage between the solar arrays and Barnesville Road to help screen the facility from the road.

Mr. Beall noted one email was received stating the project conflicts with the intent of the Ag reserve, noting there is local community opposition, requesting reassurances of water table, home prices, and wildlife will not be affected, and stating the roadway and rural views of the Ag Reserve should be preserved.

Josh Penn, Planner III, offered comments regarding the Final Forest Conservation Plan noting no afforestation or reforestation requirements for the application.

Soo Lee-Cho of Bregman, Berbert, Schwartz, and Gilday offered brief comments on behalf of the Applicant regarding the reasoning for not expanding further than 2MW, correspondence received from the Office of Agriculture expressing support for the project, reasoning for location selection, and cistern requirements.

Will Thurman of Davis Hill Development offered comments on behalf of the Applicant, regarding exploration of crop production, the decommission plan for the solar arrays, and life expectancy of the solar arrays.

The Board asked questions regarding potential correspondence in support of the project, exploration of crop production, reasoning for not expanding past 2MW, reasoning for selected location, exploration of crop production, whether there is a plan for obsolescence, lifespan expectancy of the solar arrays, whether the Category I easements were required, and reasoning for cistern requirements.

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

Item 11. Forest Glen Passageway Mandatory Referral No. MR2025019 (Public Hearing)

Design of a Pedestrian Tunnel underneath Georgia Avenue (MD 97) connecting the Forest Glen Metrorail Station to the east side of Georgia Avenue (MD 97) at Forest Glen Road.

Staff Recommendation: Staff recommends approval of comments to transmit to the Montgomery County Department of Transportation.

S. Aldrich/S. Findley

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

Action: Approved Staff recommendation for approval to transmit comments with additional comments discussed during the meeting 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 a multi-media presentation regarding the Forest Glen Passageway. Further information can be found in the Staff Report dated June 19, 2025.

Ms. Aldrich stated the Montgomery County Department of Transportation (MCDOT) proposes to construct the Forest Glen Passageway project, an underground pedestrian passageway that will connect the northeast corner of Georgia Ave and Forest Glen Road with the existing tunnel that connects the Forest Glen Metrorail parking lot and bus loop to the station. Currently, there is an underground pedestrian passageway that connects the parking and bus area on the northwest quadrant of the intersection to the southwest quadrant. The new underground pedestrian passageway would connect the existing underground passageway in the southwest quadrant of the intersection to the northeast quadrant with a ramp and elevators that would connect the passageway to street level at the northeast corner of the intersection.

Ms. Aldrich gave an overview and discussed the design for the project, Master Plan conformity, transportation best practices, historic preservation, the environmental analysis, forest conservation findings, and Staff's proposed recommendations/comments.

Peter Frandsen, an adjacent property owner, offered testimony regarding the station usage, potential cost, and maintenance responsibility/policing of the pedestrian tunnel.

Madeleine Dwyer Schirf, an individual, offered testimony regarding support for the project.

Britt Gordon-McKeon, an adjacent property owner, offered testimony regarding support for the project.

Matthew Griffin, an individual, offered testimony regarding support for the project.

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Rebecca Park of MCDOT offered comments regarding potential feasibility of Staff's proposed comments/recommendations. Ms. Park offered further comments regarding the potential cost of the project, timeline, and funding.

Donald Tusing of RR&K, MCDOT's Consultant, offered comments regarding Staff's comments/recommendations regarding the rotation of the elevators, stair reconfiguration, flood mitigation, and waterproofing.

The Board asked questions regarding the location of the existing stairway, waterproofing, flood mitigation, projected cost, funding, and whether the design meshes with the approved Preliminary and Site Plans for the 9801 Georgia Avenue project.

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

The Board held further discussion regarding the funding and prioritization of the project; and requested Staff to include an additional comment regarding obtaining funding to move the project to 100 percent design if possible before FY30.

Item 13. Bloom MV, Site Plan Amendment No. 82017013F and Forest Conservation Plan No. F20240970 (Public Hearing)

A. Site Plan Amendment No. 82017013F

Staff Recommendation: Approval with conditions

B. Forest Conservation Plan No. F20240970

Staff Recommendation: Approval with conditions

Request to update the Area 6 shared use path width and construction timing, the timing for completion of the Montgomery Village Park community garden, and the afforestation planting schedule to ensure compliance with pro-rated planting requirements; located at the intersection of Montgomery Village Avenue and Stewartown Road, Montgomery Village; on approximately 147 acres of land zoned TLD and CRN-0.5, C-0.0, R-0.5, H-65 Zone; within the 2016 Montgomery Village Master Plan area.

E. Tettelbaum/S. Findley

A. BOARD ACTION

Motion: Hedrick/Bartley

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

Action: Approved Staff recommendation for approval of the Site Plan Amendment cited above, subject to conditions and modifications discussed during the meeting, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

B. BOARD ACTION

Motion: Hedrick/Bartley

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

Action: Approved Staff recommendation for approval of the Forest Conservation Plan cited above, subject to conditions, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

Emily Tettelbaum, Planner III, offered a multi-media presentation regarding Bloom MV. Further information can be found in the Staff Report dated June 16, 2025.

Ms. Tettelbaum stated the Applicant requests modification to two Site Plan conditions regarding updating the timing for completion of the Montgomery Village Park community garden; allowing flexibility for the Area 6 shared use path width and construction timing; and updating of the afforestation planting schedule to ensure compliance with planting requirements. In addition, Staff recommends adding a condition to the Site Plan Amendment requiring that the Applicant show on the Certified Site Plan paths that were removed during prior Amendments.

Ms. Tettelbaum noted correspondence has been received with concerns regarding delays in infrastructure construction, general traffic concerns, lack of parking in the development, removal

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of mature trees for forest planting, and removal of the path connecting Area I (Hawthorne) to the MV Park.

Ms. Tettelbaum also noted a modification to Condition Number 26 regarding locations of the pedestrian trails.

Josh Sloan of Vika MD, LLC offered comments on behalf of the Applicant regarding the timing of construction, permitting, community garden, forest conservation, and proposed paths within the project. Mr. Sloan also requested a change to Condition Number 7e regarding changing the timing for construction of the shared use path prior to the building permit issuance of the 490th unit not the 470th unit.

Edwin Lyons of the Bloom Village HOA offered testimony regarding Condition Numbers 7e and 7g regarding suggestions and modifications for the timeline of construction for the shared use path and community garden as well as proposed plantings.

Sylvia Lake of Maryland Place Homes Corporation offered testimony regarding the golf course trail, the local ecology of the area, and inquired about the potential rerouting of the stream and native species of trees within the area.

Joshua Seale, an adjacent property owner, offered a presentation and testimony regarding the removal of pathways within the area.

The Board asked regarding planting timelines, location of the shared use path, number of units currently purchased, and whether the Applicant would need to return if the path through Area 1 was determined infeasible due to environmental reasons.

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

Lisa McCulley of Ryan Homes offered comments on behalf of the Applicant, regarding the number of units that have been purchased.

The Board further discussed the modifications to Conditions 7e and 7g. The Board and Staff agreed to modified Condition Number 7e stating the Applicant must construct a shared use path prior to December 1, 2025 or prior to the issuance of the 490th unit whichever comes first; and Condition Number 7g stating the Applicant must complete the community garden by May 1, 2026 or prior to final inspection of the final dwelling unit of the project or whichever comes first.

Item 14. Polo Club Estates, Preliminary Plan Amendment No. 12002091A (Public Hearing)

Request for new five-year Adequate Public Facilities validity period for five recorded but unbuilt lots on Preliminary Plan 120020910. Located at 13101 Glen Road, North Potomac; 10.5 acres; 2002 Potomac Subregion Master Plan.

Staff Recommendation: Approval with conditions

U. Njeze

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

Action: Approved Staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to conditions, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

Ugonna Njeze, Planner II, offered a multi-media presentation regarding Polo Club Estates. Further information can be found in the Staff Report dated June 13, 2025.

Mr. Njeze stated the Applicant is requesting a new Adequate Public Facilities (APF) validity period for five single-family dwelling units on the existing five recorded lots. The existing single-family detached dwelling unit will be razed, and the lots will be accessed via a shared asphalt driveway from Glen Road.

The Board questions regarding potential access to cul-de-sac on adjacent lot, and Staff, including Sandra Pereira, Planning Supervisor, offered comments and responses.

David McKee of Benning and Associates, Inc., noted agreement on behalf of the Applicant, to the Staff Report and conditions.