

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, July 10, 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, July 10, 2025, beginning at 9:33 a.m. and adjourning at 12:41 p.m.

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

Items 1 through 4 and Items 6 through 10 were discussed in that order and reported in the attached Minutes.

Item 5 was moved to July 3, 2025.

Commissioner Josh Linden was necessarily absent for Items 1 and 2 and joined the meeting at 9:44 a.m. during Item 4. Commissioner Linden was present for the remainder of the meeting.

Commissioner Shawn Bartley left the meeting after Item 8 at 11:41 a.m. and was necessarily absent for the remainder of the meeting.

There being no further business, the meeting adjourned at 12:41 p.m. The next regular meeting of the Planning Board will be held on Thursday, July 17, 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. Mountain Vale Solar Forest Conservation Plan No. F20250530– MCPB No. 25-079
2. Polo Club Estates, Preliminary Plan Amendment No. 12002091A – MCPB No. 25-063

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

1. Minutes for June 12, 2025

BOARD ACTION

Motion: Pedoeem/Bartley

Vote: 3-0-1

Other: Commissioner Hedrick abstained due to being absent for the June 12, 2025 meeting. Commissioner Linden was necessarily absent.

Action: Approved Planning Board Meeting Minutes of June 12, 2025, as submitted.

2. Minutes for July 3, 2025

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 4-0

Other: Commissioner Linden was necessarily absent.

Action: Approved Planning Board Meeting Minutes of July 3, 2025, as submitted.

C. Other Preliminary Matters

Appointment of members to the Ashton Village Center Implementation Advisory Committee (AVCIAC)

Appointment of new members, including alternate members, and reappointment of current members for the Ashton Village Center Implementation Advisory Committee (AVCIAC).

Staff Recommendation: Approve appointments and reappointments.

J. Pratt

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Linden was necessarily absent.

Action: Approved Staff recommendation for the approval of the appointment and reappointment of members to the Ashton Village Center Implementation Advisory Committee.

Jamey Pratt, Planner III, offered a multi-media presentation regarding the appointment of members to the Ashton Village Center Implementation Advisory Committee (AVCIAC). Further information can be found in the Staff Report dated July 2, 2025.

Mr. Pratt discussed the role of the AVCIAC and noted a correction to the Staff Report regarding Applicants for appointment to the AVCIAC. Mr. Pratt noted Andrew Forbes originally applied for membership, but was not listed in the Staff Report and Michael Grace rescinded his application and was no longer considered for appointment as an alternate member.

Lastly, Mr. Pratt stated Staff recommends the appointment of Randy Nittoli and Martin Blackwood and reappointment of Leianne Clements and Jessica Sidar as members of the AVCIAC, as well as appointment of Andrew Forbes as the first alternate member, and Valdis Lazdins as the second alternate member.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220250700, Rock Spring Park

CR zone, 2 lots; located in the northwest quadrant of the intersection of Rockledge Drive and Fernwood Road; Rock Spring Sector Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220250870, Springbrook Forest, Section One

RE-1 zone, 1 lot; located in the northeast quadrant of the intersection of Stonington Road and Auth Lane; Kemp Mill Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Linden was necessarily absent.

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

Item 3. Regulatory Extension Requests (Public Hearing)

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no Regulatory Extension Requests submitted for approval.

Item 4. Roundtable Discussion

Parks Director's Report
M. Figueredo

BOARD ACTION

Motion:

Vote:

Other: Commissioner Linden joined during the item.

Action: Received briefing.

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

Ms. Figueredo discussed tree damage from the recent weather and cleanup efforts, which has been handled mostly by the Montgomery Parks Tree Crew. Ms. Figueredo highlighted the Communicating with Confidence Program graduation, the Proclamation presented to the WEED Warriors Program by the County Council, Mudfest, Montgomery Parks summer internships, and recognized Chief McSwain's retirement from the M-NCPPC Park Police. Ms. Figueredo also discussed the recent Rachel Carson Conservation Park visit to learn more about meadow restoration, the Trail Ambassadors program, the monthly Foodie Fridays speaker series, and gave an update on the replacement of the refrigeration system at the Wheaton Ice Arena. Lastly, Ms. Figueredo wished everyone a happy Parks and Recreation month.

Item 5. MOVED TO July 3, 2025 - Colesville Gardens Administrative Subdivision No. 620230160 (Public Hearing)

The Applicant proposes to subdivide one existing lot into three lots for the development of three single-family detached residences; on approximately 0.63 acres of land in the R-90 zone; located at 13305Lane, Silver Spring, MD 20904; within the 1997 White Oak Master Plan.

Staff Recommendation: Approval of the plan with conditions.

E. Fowler

BOARD ACTION

Motion:

Vote:

Other:

Action: **Item was moved to July 3, 2025.**

Item 6. Pepco Norbeck Substation Forest Conservation Plan Amendment No. F20250280 (Public Hearing)

Forest Conservation Plan Amendment No. F20250280: Request for approval of a Forest Conservation Plan amendment to bring the existing Forest Conservation Plan CBA-1821 into compliance.

Staff Recommendation: Approval

M. Stamets

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

Molly Stamets, Environmental Planner I, offered a multi-media presentation regarding the Pepco Norbeck Substation. Further information can be found in the Staff Report dated June 27, 2025.

Ms. Stamets noted one piece of correspondence was received requesting the size of the easements.

Ms. Stamets stated the Applicant is proposing to record Forest Conservation Easements that were previously approved but never recorded in Land Records. This amendment will rectify this oversight, with minor modifications to the easement area, and the Category I Easement area will include a total of 37.25 acres, with 21.62 acres of forested Stream Valley Buffer being protected.

Ms. Stamets also noted Staff is recommending an additional condition, Condition Number 5, regarding the removal of all structures, buildings, and stockpiling prior to recordation of the easement, as well as submittal of an approved planting plan.

Edward May of PEPCO, the Applicant, offered brief comments and noted agreement to Staff's conditions.

The Board asked questions regarding the recordation process and Staff, including Robert Kronenberg, Deputy Director of Planning and Josh Penn, Planner III, offered comments and questions.

Item 7. 6000 Executive Boulevard Sketch Plan Amendment No. 32022007A (Public Hearing)

Request for various changes including to change the use of Building B from residential to office, reduce the conceptual footprint of Building B, adjust the density and off-street parking to reflect the change in use; reduce the maximum proposed gross floor area for office Building C, increase the number of dwelling units proposed in Building A, and extend the Sketch Plan validity period; located at the southwest quadrant of the Towne Road and Old Georgetown Road intersection; addressed at 6000 Executive Boulevard on approximately 8.52 acres of land in the Commercial Residential (CR) 2.5 (C-1.5, R-2.0, H-200) zone; within the 2018 White Flint 2 Sector Plan.

Staff Recommendation: Approval with Conditions.

T. Graham

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Sketch 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.

Tamika Graham, Planner III, offered a multi-media presentation regarding 6000 Executive Boulevard. Further information can be found in the Staff Report dated June 27, 2025.

Ms. Graham stated the proposed amendments to a previously approved mixed-use redevelopment of up to 806,452 square feet of total development include the following: an increase to the maximum number of dwelling units proposed in Building A from 131 units to 225 units; removal of all residential units from Building B as well as a change in use to office use; and reduction of the maximum proposed office gross floor area to 217,125 square feet for Building C to keep the total commercial density within the applicable zoning limit. Ms. Graham also noted the Applicant is proposing to reduce the overall density for the site, adjust the parking tables, and extend the Sketch Plan validity period by 36 months. Lastly, Ms. Graham noted a phone call was received requesting clarification of changes proposed by the amendment.

Francoise Carrier of Bregman, Berbert, Schwartz, and Gilday offered comments on behalf of the Applicant regarding the reduction of residential units. Ms. Carrier also stated further details regarding the total number of residential units as well as the size/makeup of units will be determined at time of Preliminary/Site Plans. Ms. Carrier also noted clarifications regarding the office space square footage in Building B as well as the number of site entrances. Furthermore, Ms. Carrier offered additional comments regarding reasoning for the site not being currently viable, building heights, and potential prospective users of the commercial space.

The Board asked questions regarding the reduced residential density, reduction in the number of units, size/makeup of residential units, real estate market outlook, Montgomery County's development restrictions, proposed height of the buildings, potential future users of the commercial space, and reasoning for amount of parking.

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

Bryan Lang of CPH6000, offered comments regarding the real estate market and construction costs.

Ian Duke of VIKA Maryland, LLC offered comments regarding the amount of parking.

Item 8. Wilson and Charlotte Jordan House, Germantown (M:19-13-8) - Evaluation for the Locational Atlas and Index of Historic Sites (Public Hearing)

Public hearing, worksession, and action to evaluate 19323 Liberty Mill Road (M:19-13-8), Germantown, for listing in the Locational Atlas and Index of Historic Sites.

Staff Recommendation: Staff recommends that the Planning Board denies listing the property in the Locational Atlas and Index of Historic Sites.

J. Liebertz

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0-1

Other: Commissioner Bartley abstained.

Action: Approved Staff recommendation for denial to listing the property in the Locational Atlas and Index of Historic Sites.

John Liebertz, Cultural Resource Planner III, offered a multi-media presentation regarding evaluation of the Wilson and Charlotte Jordan House, Germantown (M:19-13-8). Further information can be found in the Staff Report dated July 3, 2025.

Mr. Liebertz stated the Wilson and Charlotte Jordan House is situated on a .19-acre, rectangular parcel, mid-block on the east side of Liberty Mill Road, approximately 375 feet south of the Baltimore and Ohio Railroad tracks. In 1976, the Montgomery County Planning Board listed the subject property in the Locational Atlas and Index of Historic Sites as a resource in the Germantown Locational Atlas District (M: 17-19). In 1984 and 1988, the Historic Preservation Commission (HPC) and the Planning Board, respectively, held public hearings and work sessions on historic resources within the boundary of the Comprehensive Amendment to the Germantown Master Plan (1989). Both bodies recommended establishing a Germantown Master Plan Historic District and agreed on a proposed environmental setting that included the subject property. The County Council ultimately designated the Germantown Master Plan Historic District, but significantly reduced its environmental setting, excluding the Wilson & Charlotte Jordan House and many other homes on the east side of Liberty Mill Road.

Mr. Liebertz discussed the history of the property, including the previous owners of the house, and stated after much research Staff found that the Wilson and Charlotte Jordan House lacked architectural and historic significance, and therefore, failed to satisfy the designation criteria outlined in 24A-3(b), Historic Resources Preservation, Montgomery County Code.

Karen Burditt of the Historic Preservation Commission offered testimony regarding reasoning for the Historic Preservation Commission's decision to support the listing of the property in the Locational Atlas and Index of Historic Sites and the history of the property.

Susan Cooke Soderberg of the Germantown Historical Society offered testimony and a multi-media presentation regarding the goals of the Germantown Historical Society and the history of Germantown, and encouraged support to list the Wilson and Charlotte Jordan House. Ms. Cooke Soderberg also stated the site was not reviewed individually in the Council debates in the 1980's.

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The Board asked questions regarding whether anything has changed with the property since the Council debates in the 1980's, if the property was listed in the Locational Atlas and Index of Historic Sites previously, if any of the homeowners had connections to the civil rights movement or marginalized people within the area, ethnic heritage of the previous homeowners, current ownership, future plans for the house, and how the site differs from other sites within the designated historic district.

Staff, including Rebecca Ballo, Acting Division Chief of Historic Preservation, offered comments and responses to the Board's questions.

Item 9. Zoning Text Amendment 25-09, Funeral and Internment Services – Alkaline Hydrolysis (Public Hearing)

This Zoning Text Amendment (ZTA) would define the term Alkaline Hydrolysis, amend the term Crematory to include a place where Alkaline Hydrolysis occurs, and amend the use standards for Funeral Home, Undertaker to allow Alkaline Hydrolysis where the use is allowed as a limited use. *Staff Recommendation: Transmit comments to the District Council.*

B. Berbert

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval to transmit comments for ZTA 25-09 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 25-09, Funeral and Internment Services – Alkaline Hydrolysis. Further information can be found in the Staff Report dated July 3, 2025.

Mr. Berbert stated the Maryland General Assembly approved the “Green Death Care Options Act” in 2024, which established regulations for water cremation facilities. Mr. Berbert noted ZTA 25-09 amends the Montgomery County Zoning Code to define the terms Alkaline Hydrolysis, and Cremation, and amend the use standards for Funeral Home, Undertaker to permit alkaline hydrolysis in certain situations where cremation is prohibited.

Mr. Berbert discussed the ZTA in greater detail as well as the climate assessment, and noted Staff recommends support of ZTA 25-09 as introduced.

The Board asked questions regarding disposal requirements and Staff offered comments and responses.

Item 10. Zoning Text Amendment 25-10, Landscaping Requirements – Native Plants and Bill 26-25, Vegetation – Invasive Plants (Public Hearing)

A. ZTA 25-10: This ZTA would require that a minimum 50 percent of landscaping provided in open spaces or as general site landscaping be native to the Mid-Atlantic region.

B. Bill 26-25: This Bill would exempt native wildflowers from the weed management requirements and would ban the sale of invasive bamboo.

Staff Recommendation: Transmit comments to the District Council.

B. Berbert

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval to transmit comments for ZTA 25-10 to the District Council, as stated in a transmittal letter to be prepared at a later date.

B. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval to transmit comments for Bill 26-25 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 25-10, Landscaping Requirements – Native Plants and Bill 26-25, Vegetation – Invasive Plants. Further information can be found in the Staff Report dated July 3, 2025.

ZTA 25-10

Mr. Berbert stated ZTA 25-10 would amend the Zoning Ordinance to require that a minimum of 50 percent of landscaping provided in open spaces or as general site landscaping be native to the Mid-Atlantic region. Mr. Berbert discussed Staff's proposed modifications for Sections 6.3.2, 6.3.8, 6.3.8.3, 6.4.3.A.6 in greater detail. Mr. Berbert also noted Staff's recommendation to remove Section 6.4.3.B.1.d. from the ZTA as well as Staff's recommendation to update the native plant definition to explicitly allow native cultivars to count toward the 50 percent native species.

Mr. Berbert requested direction from the Board regarding the Open Space Table in Section 6.3.8. Open Space Landscaping and Outdoor Lighting. Mr. Berbert discussed Staff's two recommendations and asked whether the Board would prefer to keep both recommendations or remove the Native Species column completely.

The Board asked if the recommendations would apply to all non-native invasive plants and what the 50 percent mix of plant material may look like. Staff offered comments and responses to the Board's questions.

The Board agreed to transmitting both recommendations for the Open Space Table in Section 6.3.8. Open Space Landscaping and Outdoor Lighting as listed by Staff.

The Board also asked questions regarding Section 6.4.3.A.6 as to whether the 50 percent would correlate to plant material or land coverage and if there would be a standard way of measuring the 50 percent requirement.

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

Bill 26-25

Mr. Berbert stated Bill 26-25 amends portions of Chapter 58 of the County Code, currently titled "Weeds". The Bill would rename Chapter 58 to "Vegetation" and is divided into two new Articles: Article I – Weeds and Invasive Plants, and Article II – Invasive Bamboo. The Bill would exempt native plants from requirements to keep weedy vegetation to no more than 12-inches high in front yards, and would ban the sale and distribution of bamboo plants within the County. Mr. Berbert discussed Staff's recommendations for both Article I and Article II in greater detail.

The Board asked questions regarding whether private properties were included as properties within the Bill and if the descriptions for native plants and grasses are clear enough to adhere to the 12-inch height requirements.

Mr. Berbert also discussed the climate assessment and stated Staff recommend supporting ZTA 25-10 and Bill 26-25, with the minor amendments discussed.