

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, September 11, 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, September 11, 2025, beginning at 3:04 p.m. and adjourning at 8:17 p.m.

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

Items 2 through 4, Item 7 and Item 8 were discussed in that order and reported in the attached Minutes.

Item 5 was moved to the September 4, 2025 Agenda and Item 6 was moved to Item 3.

Commissioner Hedrick was necessarily absent for Items 2 through 4 and Item 7. Commissioner Hedrick joined the meeting virtually at 4:08 p.m. for Item 8.

The Planning Board recessed for dinner at 4:58 p.m. and reconvened in the auditorium and via video conference to return to open session at 7:09 p.m. for the Montgomery Parks Public Forum to receive testimony for the M-NCPPC Montgomery Parks proposed FY27-32 CIP, as reported in the attached Minutes.

There being no further business, the meeting adjourned at 8:17 p.m. The next regular meeting of the Planning Board will be held on Thursday, September 18, 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

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no Resolutions submitted for approval.

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 Matters submitted for approval.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220240090, Ray's Adventure

R-200 zone, 2 lots; located at the terminus of Bush Hill Road, 100 feet north of Hickory Spring Lane; Damascus Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Approved Staff recommendation for approval of the Record Plat cited above.

Item 3. Regulatory Extension Requests (Public Hearing)

500 Valley Brook Drive: Administrative Subdivision Plan No. 620240120 and Forest Conservation Plan No. F20240780, Regulatory Extension Request No. 3 - Third request to extend the regulatory review period until November 6, 2025.

Application to subdivide the property into two lots for two detached houses; located at 500 Valley Brook Drive, Silver Spring; 1.56 acres; R-200 zone; 1997 White Oak Master Plan.

Staff Recommendation: Approval of the Extension Request

E. Tettelbaum

BOARD ACTION

Motion: Pedoeem/Linden

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 highlighted the Brookside Gardens Butterfly Experience exhibit and discussed recent updates for the Parks Department regarding Disability Pride Outside, therapeutic recreation bocce, the Maydale Nature Center ADA campfire ring, Maryland Green Center Support at Brookside gardens, the new electric pruning lift at Pope Farm, the Trail Ambassador graduation, and recent public outreach for Montgomery Parks programs. Ms. Figueredo also discussed activation updates for the All Star Comedy Show and Parks Playhouse, Jr., and gave an overview of upcoming events including Acoustics and Ales, the Parks Ale Trail, the 2025 Urban Tree Summit, and the Fall Twilight Concert Series.

The Board asked questions regarding how high the new lift can go and how the butterflies will be transported to Hershey, Pennsylvania once the Butterfly Experience exhibit is concluded. Ms. Figueredo offered comments and responses.

**Item 5. MOVED TO THE SEPTEMBER 4, 2025 AGENDA - 7025 Strathmore Street,
Preliminary Plan No. 120250120 and Site Plan No. 820250080 (Public Hearing)**

Request to create one lot to construct a new residential multifamily building with a maximum density of 170,000 square feet for up to 180 units with 15 percent MPDUs, including up to 81,859 square feet of Bethesda Overlay Zone Density. 1.34 acres; CR-1.5, C-0.25, R-1.5, H-70; located at 7025 Strathmore Street at the intersection of Strathmore Street and Woodmont Avenue; 2017 Bethesda Downtown Sector Plan.

Staff Recommendation: Approval with conditions

G. Bogdan

BOARD ACTION

Motion:

Vote:

Other:

Action: **Item moved to September 4, 2025.**

Item 6. MOVED TO AGENDA ITEM 3 - 500 Valley Brook Drive, Administrative Subdivision Plan No. 620240120 and Forest Conservation Plan No. F20240780 (Public Hearing)

Request to subdivide the property into two lots for two detached houses; Located at 500 Valley Brook Drive, Silver Spring; 1.56 acres; R-200 zone; 1997 White Oak Master Plan.

A. Administrative Subdivision Plan No. 620240120

Staff Recommendation: Approval with conditions

B. Forest Conservation Plan No. F20240780

Staff Recommendation: Approval with conditions

E. Tettelbaum/A. Lindsey

BOARD ACTION

Motion:

Vote:

Other:

Action: **Item moved Agenda Item 3.**

Item 7. Colesville Gardens Administrative Subdivision Plan No. 620230160 (Public Hearing)

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 with conditions

E. Fowler

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Approved Staff recommendation for approval of the Administrative Subdivision 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.

Erin Fowler, Planner II, offered a multi-media presentation regarding Colesville Gardens. Further information can be found in the Staff Report dated August 29, 2025.

Ms. Fowler stated the Applicant is proposing to subdivide a 0.63-acre lot into three lots, demolish the existing single-family residence, and create three new lots for three single-family detached residential dwelling units. Ms. Fowler also stated the Applicant will extend the curb and gutter and construct a new six-foot-wide sidewalk with a six-and-a-half-foot-wide street buffer along the Anderson Street frontage, as well as a new six-foot-wide sidewalk with a nine-foot-wide street buffer along the Octagon Lane frontage. Ms. Fowler also stated the project received approval for Forest Conservation Plan Exemption No. 42022117E in July 2022.

Ms. Fowler noted community correspondence was received with concerns regarding neighborhood compatibility, construction impacts, stormwater runoff, environmental impacts, infrastructure capacity, noticing, traffic, and parking.

Dan Wilhelm of the Greater Colesville Citizens Association offered testimony regarding the existing condition of the property, zoning requirements, outreach performed, and noted support of the Staff Report and for the project.

Mary Owens, an adjacent property owner, offered testimony regarding potential construction impacts, stormwater management, rodent control, possible screening, impacts to trees, lack of need for the sidewalk improvements along Anderson Street, and traffic concerns.

Betty Landis, an individual, offered testimony regarding concerns with the increase in density and increase in traffic.

Conrad Miller, an individual, offered testimony regarding concerns with the increase in density, parking, increased traffic, and snow removal. Mr. Miller offered further comments regarding sewer issues.

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Ida Jenkins, an individual, offered testimony regarding concerns with increased traffic, parking, the number of houses proposed to be built, and sewerage.

The Board asked questions regarding sewerage backups as well as water and sewer requirements. Staff, including Carrie Sanders, Chief of East County Planning.

The Board also requested DPS contact information be sent to Ms. Owens, MCDOT contact information be sent to Ms. Landis, and WSSC contact information be sent to Ms. Jenkins to address their concerns raised during testimony.

Item 8. Housing Needs Assessment and Housing Preferences Survey Scope of Work Review

Staff will present the Scope of Work for the Housing Needs Assessment for review from the Planning Board.

Staff Recommendation: Approve the Scope of Work for the Housing Needs Assessment and Housing Preferences Survey

C. Prendergast/B. Sivasubramanian

BOARD ACTION

Motion: **Pedoeem/Linden**

Vote: **5-0**

Other:

Action: **Approved Staff recommendation for approval of the Scope of Work for the Housing Needs Assessment and Housing Preferences Survey.**

Caila Prendergast, Planner III and Bhavna Sivasubramanian, Planner II, offered a multi-media presentation regarding the Housing Needs Assessment and Housing Preferences Survey Scope of Work. Further information can be found in the Staff Report dated September 4, 2025.

Ms. Prendergast discussed the overall context and reasoning for updating Montgomery County's Housing Needs Assessment (HNA) and conducting a new Housing Preferences Survey (HPS). Ms. Sivasubramanian stated the HNA will utilize macro-level analysis and the HPS will utilize micro-level analysis and use primary data collection by surveying individuals to identify what kinds of housing residents want to see in the County. Ms. Sivasubramanian discussed the HPS roles and responsibilities for the external consultant and Montgomery Planning Staff, survey objectives, survey topics, requested consultant deliverables, and projected timeline in greater detail.

Ms. Prendergast stated the HNA aims to help Planning Staff understand how well Montgomery County's housing system is serving current residents and how it might need to evolve to meet future demand. Ms. Prendergast discussed the HNA roles and responsibilities for the external consultant and Montgomery Planning Staff, objectives, key elements, methodology, deliverables, and timeline in greater detail. Ms. Prendergast stated the assessment will identify current gaps in the housing stock—such as shortages by income level or household size—and use regional forecasts and economic trends to estimate future demand through 2050.

The Board asked questions regarding HPS survey criteria, potential for expanding the survey to outside of Montgomery, what may determine the statistically significant sample of County residents, demographic focus, whether the HNA will consider people driving to outside counties, if the deliverables will list gaps and solutions, countywide and sub-geographic scope, and potential preliminary recommendations.

Staff, including Jason Sartori, Planning Director, offered comments and responses to the Board's questions.

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The Board also offered suggestions regarding demographic focus, the countywide and sub-geographic scope, review of the project timeline, consultant choice, and deliverables.

Public Forum for M-NCPPC Montgomery Parks proposed FY27-32 CIP (Public Testimony Accepted)

Forum to receive public input on the FY27-32 Capital Improvements Program (CIP)

Staff Recommendation: Receive Public Testimony on Montgomery Parks proposed FY27-FY32 Capital Improvements Program

R. Peele

BOARD ACTION

Motion:

Vote:

Other:

Action: Received testimony.

The Public Forum began at 7:09 p.m.

The following individuals offered testimony:

In Person:

Jennifer Trujillo (Individual)

Eileen Finnegan (Individual)

Alison Gillespie (Individual)

Casey Anderson (Mid-Atlantic Off-Road Enthusiasts (MORE))

Chris Irwin (Individual)

Alpha Marah (Individual)

Patricia Filburn (Rooster's Youth Rugby)

Sarah Bolek (Rooster's Youth Rugby)

Mary Finelli (Individual)

Howard Edelstein (Individual)

Douglas Remer (Play Ball Academy & Doug Remer Sports)

Steven Newton (Individual)

Raymond Heinsman (Individual)

Lake Heinsman (Individual)

William Sickels (Kids After Hours)

Erica Chew (Individual)

Joe Kraut (Individual)

Nicole Moore (Individual)

David Magill (Individual)

Virtual via Microsoft Teams:

Elizabeth Demaree (Individual)

Ms. Finnegan offered a multi-media presentation with her testimony and Ms. Filburn offered exhibit packets to the Board with her testimony.

The Public Forum ended at 8:17 p.m.