

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, September 18, 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 18, 2025, beginning at 9:04 a.m. and adjourning at 11:31 a.m.

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

Items 1 through 5 were discussed in that order and reported in the attached Minutes.

Commissioner Hedrick was necessarily absent for Items 1 through 3 and joined the meeting at 9:10 a.m. during Item 4.

There being no further business, the meeting adjourned at 11:31 a.m. The Planning Board will convene its next special public meeting on September 22, 2025 for a tour of the Clarksburg Gateway Sector Plan area. The next regular meeting of the Planning Board will be held on Thursday, September 25, 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. Colesville Gardens Administrative Subdivision No. 620230160 - MCPB No. 25-104

BOARD ACTION

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

B. Approval of Minutes

1. Minutes for September 4, 2025

BOARD ACTION

Motion: Linden/Bartley
Vote: 3-0-1
Other: Vice Chair Pedoeem abstained due to being necessarily absent for the September 4, 2025 meeting. Commissioner Hedrick was necessarily absent.
Action: Approved Planning Board Meeting Minutes of September 4, 2025, as submitted.

C. Other Preliminary Matters

1. Resolution to Reappoint Erin White, CPA, as Public Member of the Audit Committee

BOARD ACTION

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

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220250420, Paschal Subdivision

AR zone; 1 lot; located on the west side of Peach Tree Road, approximately 1.3 miles south of Old Hundred Road (MD 109); Agricultural and Rural Open Space Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220260020, Westwood Square

CRT zone; 1 lot; located on the west side of Westbard Avenue, 2,200 feet north of Massachusetts Avenue (MD 396); Westbard Sector 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 Plats cited above.

Item 3. Regulatory Extension Requests (Public Hearing)

Forest Glen-Kimball Place Administrative Subdivision No. 620240020 Extension Request No. 3 - Request to extend the regulatory review period until March 12, 2026.

Application proposes to subdivide an existing unimproved single-family lot and create two new single-family lots on 0.4 acres of land zoned R-60; located at the southeast quadrant, intersection of McMillan Avenue and Holman Avenue; within the 1996 Forest Glen Sector Plan.

Staff recommendation: Approval of the Extension Request

T. Leftwich

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

Planning Director's Report
J. Sartori

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

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

Mr. Sartori gave an overview of the upcoming events for the Planning Department and discussed recent events including the senior leadership retreat, the Eastern Silver Spring Communities Plan Long Branch Festival, Montgomery County Chamber of Commerce Roundtable, and the Development Review Committee retreat. Mr. Sartori also highlighted Montgomery County's selection as one of eight jurisdictions nationwide to join the National Association of Counties (NACo) fall 2025 Counties for Housing Solutions cohort, Acting Division Chief of Historic Preservation, Rebecca Ballo's, participation in Montgomery County's 250th Anniversary Kickoff panel held last Wednesday at the Council Office Building, and the new post on The Third Place blog in honor of Hispanic Heritage Month.

Mr. Sartori also introduced the new fall interns Nzingha Campbell, Alanna Anderson, Sade Ajishegiri, Ben Ducharme, Pablo Espejo, and Marc Levin. Lastly, Mr. Sartori discussed the upcoming Celebrate Design event hosted by the Montgomery Planning Department and the Potomac Valley Chapter of the AIA that will be held on October 16, 2025 at the Marriott Headquarters in Bethesda.

Paul Mortensen, Planning Innovation Lead, discussed the 2025 Staff Photo Contest "Water". Mr. Mortensen stated 638 photographs were submitted from 145 participants. Of the 145 participants, 27 were selected as finalists, with 5 contest winners. The five winners included: Audrey Vogel, Liam O'Neill, Jane Peuser, Jacqueline Hoban, and Tamika Graham.

Item 5. Development Pipeline Analysis Project Update

The Pipeline Analysis Project will identify obstacles to the delivery of units and improve how we track, interpret, and communicate about the Pipeline. Staff will present findings from the analysis that will ultimately inform recommendations.

Staff Recommendation: Briefing the board on the results of the development pipeline analysis project.

L. Govoni/C. Prendergast/A. Pemberton

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing followed by discussion.

Lisa Govoni, Housing, Infrastructure and Zoning Supervisor; Caila Prendergast, Planner III; Alex Pemberton, Planner III; Bhavna Sivasubramanian, Planner II; and Gabriel Patterson-King, Senior GIS Specialist, offered a multi-media presentation regarding an update on the Development Pipeline Analysis Pipeline. Further information can be found in the Staff Report dated September 15, 2025.

Ms. Govoni, Ms. Prendergast, Mr. Pemberton, Ms. Sivasubramanian, and Mr. Patterson-King presented the preliminary findings of the Development Pipeline analysis and discussed the overall project purpose, current number of projects in the Development Pipeline, tracking process, scope of the pipeline analysis, approach and methodology, results of the developer survey and in-depth interviews performed, peer jurisdiction analysis, Development Pipeline categories, and dashboard updates to the new pipeline viewer. Ms. Govoni also discussed Staff's policy concepts and recommendations that may help address the obstacles hindering housing production in the County in greater detail.

Lastly, Ms. Govoni discussed the next steps for the project which include briefings to the Planning, Housing, and Parks (PHP) Committee.

The Board asked questions regarding relevancy of validity periods for projects with ongoing extensions, potential estimate of recurring timeline for reviewal and analysis of the Development Pipeline, differences between preliminary plans and site plans, comparisons between other jurisdictions review processes, potential for expediting validity periods, impacts of Optional Method development on the pipeline, and further explanation for recommendations regarding rent stabilization legislation.

Staff, including Jason Sartori, Planning Director; Robert Kronenberg, Deputy Director of Planning; and Atul Sharma, Chief of Design, Placemaking and Policy, offered comments and responses to the Board's questions.

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The Board also offered comments and suggestions regarding changing the terminology for overall entitlement and permit ready, interagency coordination and potentially linking the pipeline data to the Department of Permitting Services (DPS) information and data, Staff's request for a Development Specialist position, impact fees, potential need for some type of exemption for new construction, further defining policy concepts to focus on cost and risk of development within the County, and highlighting total number of units built per population.