

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, September 4, 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 4, 2025, beginning at 9:19 a.m. and adjourning at 2:39 p.m.

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

Vice Chair Mitra Pedoeem was necessarily absent.

Items 1 through 8 were discussed in that order and reported in the attached Minutes.

Commissioner Hedrick left the meeting at 12:03 p.m. during Item 8 and was necessarily absent from the vote. Commissioner Hedrick returned to the meeting after the lunch recess for the remainder of the meeting.

The Planning Board recessed for lunch at 12:14 p.m. and reconvened in the auditorium and via video conference to return to open session at 1:33 p.m. to discuss Items 9 and 10, as reported in the attached Minutes.

There being no further business, the meeting adjourned at 2:39 p.m. The next regular meeting of the Planning Board will be held on Thursday, September 11, 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. Bergfield Tract Preliminary Plan No. 120240130 – MCPB No. 25-096
2. Bergfield Tract Forest Conservation Plan No. F20241050 – MCPB No. 25-097
3. 7070 Arlington Road Preliminary Plan Amendment No. 11998051B – MCPB No. 25-098
4. 7070 Arlington Road Sketch Plan Amendment No. 32021010A – MCPB No. 25-099

BOARD ACTION

Motion: Linden/Hedrick

Vote: 3-0-1

Other: Commissioner Bartley abstained due to being necessarily absent for the July 31, 2025 meeting. Vice Chair Pedoeem was necessarily absent.

Action: Adopted the Resolutions cited above, as submitted.

B. Approval of Minutes

1. Minutes for July 24, 2025

BOARD ACTION

Motion: Linden/Bartley

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

Action: Approved Planning Board Meeting Minutes of July 24, 2025, as submitted.

2. Minutes for July 31, 2025

BOARD ACTION

Motion: Linden/Hedrick

Vote: 3-0-1

Other: Commissioner Bartley abstained due to being necessarily absent for the July 31, 2025 meeting. Vice Chair Pedoeem was necessarily absent.

Action: Approved Planning Board Meeting Minutes of July 31, 2025, as submitted.

C. Other Preliminary Matters

Fairland and Briggs Chaney Implementation Advisory Committee – Appoint New Members
Appoint three new members to the Fairland and Briggs Chaney Implementation Advisory Committee, which is established per the recommendations of the 2023 Fairland and Briggs Chaney Master Plan.

Staff Recommendation: The Planning Board appoints selected candidates to fill three vacancies on the Fairland and Briggs Chaney Implementation Advisory Committee (IAC).

S. Kotzker

BOARD ACTION

Motion: Linden/Bartley

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

Action: Approved Staff recommendation to appoint selected candidates to fill three vacancies on the Fairland and Briggs Chaney Implementation Advisory Committee (IAC).

Sophie Kotzker, Planner II, offered a multimedia presentation regarding the Fairland and Briggs Chaney Implementation Advisory Committee candidate selection process, and Staff's recommended candidates including Kellie Dominique Hudson, Michelle Armstead, Rhondalyn Cox, and alternate candidate Roberta Goldberg.

Corrected Resolutions for Olney Acres, Preliminary Plan Amendment No.12022007A – MCPB No. 25-064 and Alfred House/Cashell Road, Final Forest Conservation Plan Amendment No. F2025012A – MCPB No. 25-065

BOARD ACTION

Motion: Linden/Hedrick

Vote: 3-0-1

Other: Commissioner Bartley abstained due to being necessarily absent for the July 31, 2025 meeting. Vice Chair Pedoeem was necessarily absent.

Action: Approved the Corrected Resolutions cited above, as submitted.

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)

Cabin John Park: Preliminary Plan 120250080 Regulatory Review Extension Request No. 2 - Second request to extend the regulatory review period until December 11, 2025.

Application to subdivide into three building lots for single-family residences; located on 80th Place, 115 feet East of 81st Street; R-90 zone; 2.38 acres; 1990 Bethesda Chevy Chase Master Plan.

Staff Recommendation: Approval of the Extension Request

M. Fuster

Bennett Road Properties: Preliminary Plan No. 120240090 and Preliminary/Final Forest Conservation Plan No. F20240490 Regulatory Review Extension Request No. 2 - Second request to extend the regulatory review period until January 8, 2026.

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

7025 Strathmore Street Regulatory Review Extension Request No. 1 - Request to extend the regulatory review period until November 6, 2025.

Application 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% 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 of the Extension Request

G. Bogdan

BOARD ACTION

Motion: Linden/Bartley

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

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

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Item 4. REMOVED - Roundtable Discussion

Planning Director's Report
J. Sartori

BOARD ACTION

Motion:

Vote:

Other:

Action: **Item removed.**

Item 5. Metropolitan Branch Trail Upgrades, Mandatory Referral No. MR2025023, City of Takoma Park (Public Hearing)

Design improvements to the Metropolitan Branch Trail within the City of Takoma Park

Staff Recommendation: Transmit comments to the City of Takoma Park

S. Aldrich

BOARD ACTION

Motion: Linden/Bartley

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

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

Sofia Aldrich, Planner IV, offered a multi-media presentation regarding proposed upgrades to the Metropolitan Branch Trail. Further information can be found in the Staff Report dated August 27, 2025.

Ms. Aldrich stated the City of Takoma Park proposes to construct improvements to the existing Metropolitan Branch Trail within the City limits 0.44 miles along Fenton Street and Takoma Avenue 165 feet south of the intersection of Fenton Street at New York Avenue to the DC Line. Ms. Aldrich noted the proposed project represents important upgrades to the existing Metropolitan Branch Trail within the City of Takoma Park, and includes the following: a slightly wider trail where feasible, the addition of trail lighting on Takoma Avenue between Fenton Street and the DC Line, improved trail connections on Takoma Avenue at Buffalo Avenue and Fenton Street, removal of the existing raised crosswalk south of Buffalo Avenue and construction of a raised crosswalk on the north leg of Takoma Avenue intersection with Buffalo Avenue, and relocation of bus stops.

Ms. Aldrich discussed the current conditions, proposed cross-sections for the project, proposed improvements, Master Plan conformity, and transportation best practices as well as Staff's comments and recommendations in greater detail. Ms. Aldrich also discussed the environmental guidelines, Forest Conservation and Historic Preservation, and noted there are no limits of disturbance for parks/parkland within the area.

Lastly, Ms. Aldrich gave an overview and discussed Staff's comments and recommendations to transmit to the City of Takoma Park, as well as a comment received questioning the need for the project.

Devin McNally of the City of Takoma Park offered brief comments regarding the City of Takoma Park's commitment to pedestrian connections within the City limits.

The Board asked questions regarding construction implications to adjacent trees, further clarification of the ramps at the intersection of Fenton Street and Takoma Avenue, ladder crosswalks versus transverse crosswalks, and reasoning for not proposing ladder crosswalks at plan review.

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

Emily Martin of RK&K offered comments regarding potential construction implications and preservation of the tree canopy.

Item 6. Friendship Parcel 210 (Ridgewells Catering), Preliminary Plan No. 120250110 (Public Hearing)

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 with conditions

A. Bossi

BOARD ACTION

Motion: Linden/Bartley

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

Action: Approved Staff recommendation for approval of the Preliminary Plan cited above, subject to conditions as modified during the hearing regarding lighting as well as waivers, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

Adam Bossi, Planner III, offered a multi-media presentation regarding Friendship Parcel 210 (Ridgewells Catering). Further information can be found in the Staff Report dated August 25, 2025.

Mr. Bossi stated the Preliminary Plan proposes to create one 17,766 square-foot recordable lot to demolish the existing 17,096-square-foot industrial building and construct a new 18,805 square-foot industrial building for artisan manufacturing and production use. Mr. Bossi stated a site plan is not required for the project and discussed the parking, loading, emergency access, and four subdivision waivers that have been requested regarding the private alleys in greater detail.

Mr. Bossi also noted correspondence was received with concerns regarding noise, lighting, odors, trash, loading, access, and noticing. Mr. Bossi also stated correspondence was received requesting site plan requirement.

Claire Stanard of Kenwood Condominium Association offered testimony regarding noise, trash, adjacency, compatibility standards, and requested a site plan requirement.

David Friscic, an adjacent property owner, offered testimony regarding noticing.

Deborah Scheinberg, an adjacent property owner, offered exhibits and testimony regarding a request for a site plan requirement, noise, lighting, proximity, setbacks, and rodent issues.

Jerry Scheinberg, an adjacent property owner, offered exhibits and testimony regarding fire hazards on Clipper Lane

Catalina Dutrey, an adjacent property owner, offered exhibits and testimony regarding sanitation and trash issues.

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Christopher Ruhlen of Lerch, Early, and Brewer offered comments on behalf of the Applicant noting agreement to Staff's proposed conditions, the reinvestment of the property, the replacement of the building, and Ridgewells operation. Mr. Ruhlen offered further comments regarding noticing, the loading location, and improvements to Clipper Lane.

Susan Lacz of Ridgewells Catering, the Applicant, offered comments regarding Ridgewells operation, the need for kitchen and facility renovations, lighting, delivery times, treatment for the rodent issues, and location of the refrigeration units. Ms. Lacz offered further comments regarding potential for future engagement with the Kenwood Condominium Association.

The Board asked questions regarding the building permit process, noise, odors, lighting standards, loading and refrigeration unit locations, and engagement with the Kenwood Condominium Association.

Staff, including Elza Hisel-McCoy, Chief of West County Planning, offered comments and responses to the Board's questions.

Greg Nichols of DPS offered comments regarding past concerns with a fire code compliance issue and the building permit process. Mr. Nichols offered further comments regarding noise, lighting, issues with rodents, and odors.

Pat LaVay of MHG offered comments regarding lighting standards.

The Board held further discussion regarding engagement with the Kenwood Condominium Association and potential commitment to certain lighting standards for the newly constructed building. Staff and the Applicant agreed to include lighting standards within the Landscape Plan condition.

Item 7. ZTA 25-11, Temporary Commercial Uses – Temporary Telecommunications Facility (Public Hearing)

This ZTA would create a new Commercial Use for Temporary Telecommunications Facilities and allow the use as a limited use in all zones, subject to certain use standards.

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

B. Berbert

BOARD ACTION

Motion: Linden/Bartley

Vote: 4-0

Other: Vice Chair Pedoeem 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 ZTA 25-11, Temporary Commercial Uses – Temporary Telecommunications Facility. Further information can be found in the Staff Report dated August 28, 2025.

Mr. Berbert stated currently there is no distinction between temporary and permanent telecommunications facilities, and ZTA 25-11 defines and creates standards for temporary telecommunications facilities including identifying a need, receiving necessary permitting, and limiting the total time the facility may be active. Mr. Berbert stated the ZTA defines a TTF as a facility providing transmission within a designated area but without a permanent location or foundation in the ground, and would make a Temporary Telecommunications Facility (TTF) a limited use in every zone and establish new use standards under Section 3.5.15.C.

Mr. Berbert also discussed the climate assessment and noted Staff support of ZTA 25-11 as introduced, with a proposed minor amendment to Section 2.b.

Item 8. SRA 25-02, Technical Review – Optional Method Workforce Housing Development

This SRA is a companion to ZTA 25-02, Workforce Housing – Development Standards, which would prohibit the creation of flag lots, through lots, and lots without frontage, and would prohibit the consolidation of more than three eligible lots for use under the optional method Workforce Housing development.

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

B. Berbert

BOARD ACTION

Motion: Linden/Harris

Vote: 2-0-1

Other: Vice Chair Pedoeem and Commissioner Hedrick were necessarily absent. Commissioner Bartley abstained.

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 SRA 25-02, Technical Review – Optional Method Workforce Housing Development. Further information can be found in the Staff Report dated August 28, 2025.

Mr. Berbert noted SRA 25-02 is companion legislation to ZTA 25-02, Workforce Housing – Development Standards which created a new Optional Method Workforce Housing (OMWH) development. Mr. Berbert stated the SRA creates new standards of subdivision prohibiting the creation of flag lots, lots that do not abut a street, or through lots as part of a subdivision for an OMWH Development, and would prohibit the consolidation of more than three properties eligible under Chapter 59, Section 4.4.2.C.

Mr. Berbert noted Staff recommends support of the SRA with revisions that clarify flag lots and lots that do not abut on a road only apply if locating a multi-unit building behind a one-family detached house and relax the required findings for creating such lots if for multi-unit buildings.

The Board asked questions regarding the intent of the SRA, how many properties within the corridors were through-lots, and if the provision applies to existing or new homes.

Staff, including Lisa Govoni, Housing, Zoning, and Infrastructure Supervisor, offered comments and responses to the Board's questions.

Item 9. Piney Branch Road Bikeway Mandatory Referral No. MR2025022 (Public Hearing)

The proposed Piney Branch Road Bike Lanes project includes construction of one-way separated bike lanes from Sligo Creek Parkway to Greenwood Avenue and from University Boulevard (MD 193) to Carroll Avenue and two-way separated bike lanes from Carroll Avenue to New Hampshire Avenue (MD 650).

Staff Recommendation: Transmit Comments to Montgomery County Department of Transportation.

E. Glazier

BOARD ACTION

Motion: Linden/Hedrick

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

Action: Approved Staff recommendation for approval to transmit comments to the Montgomery County Department of Transportation with an additional comment regarding the right turn lane at the Flower Avenue intersection, as stated in a transmittal letter to be prepared at a later date.

Eli Glazier, Transportation Planner III, offered a multi-media presentation regarding the Piney Branch Road Bikeway. Further information can be found in the Staff Report dated August 26, 2025.

Mr. Glazier stated the Montgomery County Department of Transportation (MCDOT) proposes to construct separated bike lanes between Sligo Creek Parkway and Greenwood Avenue, and between University Boulevard and New Hampshire Avenue without widening the street. Mr. Glazier noted the existing sidewalks and curbs will remain in place and space for the bike lanes will come from narrowing the vehicular travel lanes to 11-feet and removing one traffic lane in certain locations. Mr. Glazier also stated MCDOT intends to complete the project before the Purple Line opens in 2027, and that the proposed separated bike lanes connect to the striped bike lanes being built as part of the Purple Line transit project between Greenwood Road and University Boulevard. Mr. Glazier discussed the corridor, existing conditions, community feedback, analysis, and Staff's recommendations in greater detail.

Suzanne Ludlow, an individual, offered testimony regarding pedestrian improvements within the Long Branch area, safety concerns for the crossing at Piney Branch Road and Manchester Road, and stormwater management needs.

Rebecca Park of MCDOT offered brief comments regarding the project, Staff's recommendations, and potential engagement with SHA.

The Board asked questions regarding potential for buffers along the Purple Line bike lanes, engagement with SHA, lack of increase of pedestrian level of comfort on the southern end of the bikeway, crash data, maintenance responsibility for cleaning the bike lanes, the width of the south

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side of the sidewalk east of Carroll Avenue going toward New Hampshire Avenue, and possible redesign of the site access at the southwest corner of Piney Branch Road and Flower Avenue.

Staff, including Dave Anspacher, Chief of Transportation Planning, offered comments and responses to the Board's questions.

Amanda Havener of JMT Consulting offered comments regarding the width of the sidewalk on the south side of the street east of Carroll Avenue and pedestrian level of comfort.

Hoang Nguyen of MCDOT offered comments regarding potential crash data.

The Board held further discussion regarding potential exploration for the redesign and removal of the right turn only lane at the southwest corner of Piney Branch Road and Flower Avenue for safer site access, and Staff suggested including an additional comment within the transmittal to MCDOT. The Board agreed by consensus.

Item 10. Master Plan of Highways and Transitways – 2025 Technical Update – Planning Board Approval of Resolution of Adoption

Request to approve the Resolution of Adoption for the Master Plan of Highways and Transitways – 2025 Technical Update. The master plan was approved by the Montgomery County Council, acting as the District Council, on July 29, 2025.

Staff Recommendation: Approve Resolution of Adoption.

S. Aldrich

BOARD ACTION

Motion: Linden/Bartley

Vote: 4-0

Other: Vice Chair Pedoeem was necessarily absent.

Action: Approved Staff recommendation for approval of the Resolution of Adoption of the Master Plan of Highways and Transitways – 2025 Technical Update, and transmittal to the Full Commission.

Sofia Aldrich, Planner IV, offered a multi-media presentation regarding Master Plan of Highways and Transitways – 2025 Technical Update. Further information can be found in the Staff Report dated August 28, 2025.

Ms. Aldrich gave an overview and discussed the Master Plan amendments approved by the County Council and requested approval of the Resolution of Adoption for transmission to the full Commission.

Lastly, Dave Anspacher, Chief of Transportation Planning, offered brief comments regarding the introduction of a Resolution by Councilmember Balcombe on September 30, 2025, for a Special Appropriation to the FY26 Budget of \$100,000 to fund the Clarksburg to Montgomery Village Corridor Transportation Study.