

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED MINUTES AND SUMMARY

SUMMARY Thursday, November 6, 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, November 6, 2025, beginning at 9:12 a.m. and adjourning at 3:33 p.m.

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

Items 1 through 3 were discussed in that order and reported in the attached Minutes.

The Planning Board convened in Closed Session at 9:14 a.m. to discuss Item 14 on the motion of Vice Chair Linden, seconded by Commissioner Pedoeem, with Chair Harris, Vice Chair Linden, and Commissioners Bartley, Hedrick, and Pedoeem voting in favor of the motion. The meeting was closed under the authority of the Annotated Code of Maryland, General Provisions Article, §3-305(b)(7), to consult with counsel to obtain legal advice.

Also present for the meeting were Planning Director, Jason Sartori; Deputy Director of Planning, Robert Kronenberg; Chief of Upcounty Planning, Patrick Butler; Principal Counsel, Emily Vaias; Senior Counsel, Matthew Mills; Associate Counsel, Allison Myers; and Technical Writer, Rachel Roehrich of the Office of General Counsel.

In Closed Session, the Board discussed legal standards. The Closed Session began at 9:17 a.m. and ended at 9:37 a.m.

The Planning Board reconvened in the auditorium and via video conference to return to open session at 9:46 a.m. to discuss Items 7, 5, and 6, as reported in the attached Minutes.

Vice Chair Linden left the meeting during Item 5 at 11:42 a.m. and returned at 11:55 a.m. during Item 6. Vice Chair Linden left at 12:53 p.m. and was necessarily absent for the remainder of the meeting.

The Planning Board recessed for lunch at 1:19 p.m. and reconvened in the auditorium and via video conference to return to open session at 1:56 p.m. to discuss Items 8, 9, 12, and 13 as reported in the attached Minutes.

Commissioner Pedoeem was necessarily absent for the afternoon session of the meeting.

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Item 4 was removed and Items 10 and 11 were postponed until December 4, 2025.

There being no further business, the meeting adjourned at 3:33 p.m. The next regular meeting of the Planning Board will be held on Thursday, November 13, 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 adoption.

B. Approval of Minutes

1. Minutes for October 16, 2025
2. Closed Session Minutes for October 16, 2025

BOARD ACTION

Motion: Linden/Hedrick

Vote: 5-0

Other:

Action: Approved the Open Session Minutes for October 16, 2025 and Closed Session Minutes for October 16, 2025, as submitted.

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)

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no Record Plats submitted for approval.

Item 3. Regulatory Extension Requests (Public Hearing)

Mahan Village, Preliminary Plan No. 120250140 and Forest Conservation Plan No. F20250550, Regulatory Extension Request No. 2 - Request to extend the regulatory review period until February 12, 2026.

Application to create a residential townhouse community. An application for residential townhouses, located along Woodfield Road (MD 124) and north of Main Street (MD 108), CRT 1.0 C; 0.5 R; 0.5 H-55T/TDR 1.16; 2.173 acres; 2006 Damascus Master Plan.

Staff Recommendation: Approval of the Extension Request

J. Penn

BOARD ACTION

Motion: Linden/Pedoeem

Vote: 5-0

Other:

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

Item 14. CLOSED SESSION

According to MD ANN Code, General Provisions Article, Section 3-305 (b)(7), to consult with counsel to obtain legal advice.

Topic: Legal standards.

E. Vaias/M. Mills

BOARD ACTION

Motion: Linden/Pedoeem

Vote: 5-0

Other:

Action: Discussed in Closed Session. See Code citation and open session report in narrative minutes.

Item 7. Public Hearing Draft of the Clarksburg Gateway Sector Plan – Work Session Number 5

A work session to review testimony received on the Public Hearing Draft of the Clarksburg Gateway Sector Plan. This work session is scheduled to focus on Environment, Parks, and Community Facilities topics.

Staff Recommendation: Discuss and provide direction to Staff.

C. Larson

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing followed by discussion and direction from the Planning Board.

Clark Larson, Planner III, offered a multi-media presentation regarding the Clarksburg Gateway Sector Plan – Work Session Number 5. Further information can be found in the Staff Report dated October 30, 2025.

Mr. Larson discussed the testimony submitted to the Planning Board related to Environment, Parks, Open Spaces and Recreation, and Community Facilities. Mr. Larson stated the Planning Board received 29 comments from 15 individuals on Environment recommendations, 12 comments from 19 individuals on Parks, Open Spaces and Recreation recommendations, and 4 comments from 3 individuals on Community Facilities recommendations. Mr. Larson discussed Staff's recommendations in greater detail.

Environment

Steve Findley, Planner IV, discussed the testimony received and Staff's recommendations for environmental impacts from development, forest preservation, tree canopy coverage on parking lots, and green cover in greater detail.

Environmental Impacts from Development

The Board asked questions regarding the usual Master Plan practice for protection of sensitive environmental resources, potential flexibility, and whether a map is available to portray tree canopy coverage per site in the draft Plan area.

Staff offered comments and responses to the Board's questions. Staff also agreed to bring back the recommendation at a future work session.

Forest Preservation

The Board asked questions regarding location of the upland forest on the COMSAT property and proposed location of where the forest preservation on the COMSAT property should be prioritized.

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

The Board held further discussion regarding providing more flexible language for land preservation. Staff, including Patrick Butler, Chief of Upcounty Planning, and Matt Mills, Senior Counsel, offered comments and suggestions for potential modifications to the language.

Staff agreed to bring the recommendation back at a future work session.

Tree Canopy Coverage on Parking Lots

The Board asked questions regarding parking and tree canopy growth, potential impacts to parking if tree canopy is increased to 50 percent, and what a 50 percent increase may look like on an average parking lot.

Staff, including Patrick Butler, Chief of Upcounty Planning, Don Zeigler, Master Plan Supervisor, and Bianca Noveno, Planner II, offered comments and responses to the Board's questions.

The Board held further discussion regarding potential impacts on parking and providing images or an exhibit portraying what a 50 percent increase in tree canopy may look like. The Board also suggested additional language encouraging incentives and other methods for coverage, such as elevating solar, to reach the 50 percent requirement.

Staff agreed to bring the recommendation back at a future work session.

Green Cover Recommendation

Mr. Larson noted testimony was received with concerns that Staff's proposed minimum 35 percent green cover area over the property's developable area is too restrictive. Therefore, Mr. Larson recommended revising recommendation 3.E.10 to clarify that the 35 percent green cover area should be calculated from the total developed area, excluding dedication area, environmental buffers, and forest conservation easements on the property.

The Board asked questions regarding whether the language would exclude stormwater management trees within the right-of-way, if the total property area is calculated within the 35 percent, trees, land dedication and open space, and whether the "string of pearls" parks would count toward the 35 percent green cover.

Staff offered comments and responses to the Board's questions, and agreed to bring the recommendation back at a future work session.

Parks, Open Spaces and Recreation

Lily Murnen, Park Planner III, discussed the testimony received and Staff's recommendations for the Clarksburg Gateway Local Park ("Constellation Park"), a community recreation center, and expanded parkland along Little Seneca Greenway Stream Valley Park in greater detail.

Clarksburg Gateway Local Park ("Constellation Park")

The Board asked questions regarding ensuring the meeting of all Staff's recommendations, design specificity, potential for providing all park amenities requested, and proportional contributions from property owners.

Staff, including Darren Flusche, Deputy Director of Parks, and Henry Coppola, Long-Range Park Planning Supervisor, offered comments and responses to the Board's questions.

Bob Elliott of River Falls Investments, LLC and Steve Robins of Lerch, Early, and Brewer offered exhibits regarding a possible vision for the future park locations envisioned as part of Constellation Park.

Soo Lee Cho, of Bregman, Berbert, Schwartz, and Gilday, LLC offered comments regarding the "string of pearls" parks envisioned as "Constellation Park" along Observation Drive being problematic as well as potential complications and impacts for the Linthicum property.

The Board held further discussion regarding the need for clarification of potential property owner park contributions, required park amenities, and how ensuring Staff's recommendations will be met.

Staff agreed to bring the recommendation back at a future work session.

Community Recreation Center

The Board asked questions regarding timing of the community recreation center and whether the County decided there was a need.

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

The Board agreed by consensus with Staff's recommendation.

Expanded Parkland along Little Seneca Greenway Stream Valley Park

The Board agreed by consensus with Staff's recommendation.

Community Facilities

Adequate Public Facilities to Serve New Development

The Board agreed by consensus with Staff's recommendation.

Lastly, Mr. Larson discussed the upcoming schedule as well as the topics and recommendations that will be brought back for further discussion.

Item 5 . FY27 CAS Operating Budget – Follow Up

Staff Recommendation: Review and follow-up
T. Charles

BOARD ACTION

Motion:

Vote:

Other:

Action: **Received briefing followed by discussion and direction from the Planning Board.**

Terri Charles, Deputy Corporate Budget Director, discussed follow-up regarding the FY27 Operating Budget for CAS. Further information can be found in the Staff Reports posted to the November 6, 2025 agenda.

Ms. Charles discussed the modifications to the previously provided FY27 Operating Budget for CAS totaling \$29,214,532, which is a 2.0 percent increase over the FY26 adopted budget. Ms. Charles also discussed the base adjustments, ERP implementation support, and known operating commitments as well as the proposed revised budgets for Human Resources and Management, Finance, Legal, Office of the Inspector General, Corporate IT, Merit System Board, and CAS Support Services departments.

The Board asked questions regarding the vendor position included in the budget for the Finance Department, and Staff offered comments and responses.

The Board also offered comments and suggestions regarding the term contract positions and approximate timeframe.

Item 6. FY27 Budget Work Session: Montgomery Planning

Update on the status of the Development Review Special Revenue Fund and Water Quality Protection Fund and their impact on the FY27 budget; and a follow up to the October 23 Budget Work Session.

- A. Development Review Special Revenue Fund
- B. Water Quality Protection Fund
- C. Follow Up on FY27 Proposed Budget Request

Staff Recommendation: Review and provide direction.

K. Warnick/J. Sartori

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing followed by discussion and direction from the Planning Board.

Jason Sartori, Planning Director, discussed the FY27 Budgets for the Development Review Special Revenue Fund, Water Quality Protection Fund, and follow up on FY27 Proposed Budget Request. Further information can be found in the Staff Reports dated November 3, 2025.

Development Review Special Revenue Fund

Mr. Sartori stated for the last 20 years, the Development Review Special Revenue Fund (DRSRF) has covered \$63.7 million in development review services provided by M-NCPPC, and the \$63.7 million in services only cost non-applicant taxpayers \$10.8 million. Mr. Sartori noted in the past five years, larger development applications slowed due to the pandemic, increased interest rates, increased construction costs, and other conditions, and they have not rebounded resulting in the need for larger transfers.

Mr. Sartori stated the Planning Department did not include a \$194,000 compensation increase in the FY26 DRSRF budget. This effectively reduced the FY26 workyears from 23.7 to 22.6 and will be reflected in the FY26 Estimated Budget. The FY26 Estimated Revenue is \$950,000 and the FY27 Proposed Revenue is \$1 million. If no further action is taken, the expenditures will exceed revenues in both FY26 and FY27. In order for the fund balance to be in the black at the end of FY27, the DRSRF needs to cover a \$2.8 million gap.

Mr. Sartori discussed four options to potentially cover the \$2.8 million gap for the Board to review in greater detail including:

1. Increasing development application fees;
2. increasing the transfer from the Administration Fund in FY27 by up to \$2.8 million;

3. implementing a partial hiring freeze and use of savings to reduce the chargebacks to the DRSRF in FY26; and
4. requesting a one-time supplemental appropriation from the Administration Fund balance to the DRSRF.

The Board asked questions regarding reasoning for reduction in development applications, reasoning for decrease in fees, why level of effort is the same for both large and small projects, what percentage of the SRF is covered with the fees and what is covered by the general obligations fund, how merit increases and COLAs will be covered, and potential process for a special appropriation.

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

The Board also offered comments and suggestions regarding the need for both a short-term and long-term solution as well as support for Staff to investigate a solution by examining options 1,2, and 3 further.

Water Quality Protection Fund

Mr. Sartori stated the Planning Department is seeking approval to request a larger share of the County's Water Quality Protection Fund for the FY27 Budget Request. The current FY26 allocation for the Department's share is \$505,019. Mr. Sartori explained the Department would like to align with the Department of Environmental Protection (DEP) and Montgomery Parks to calculate the funding model by workyears to request \$2,588,004 in FY27. Mr. Sartori noted this request would not reduce the DEP or Parks allocation and would ensure equitable and accurate distribution across agencies.

The Board asked if the workyear-based funding would be ongoing, potential impacts to taxpayers, if the funding allocation will deplete other funds, and where the revenue will go if received.

Staff, including Karen Warnick, Chief of the Management Services Division, offered comments and responses to the Board's questions.

The Board noted support for Staff's request.

Follow Up on FY27 Proposed Budget Request

Mr. Sartori stated at the Board's direction, the Planning Department has prepared a FY27 Proposed Budget request that includes five new full-time positions to support high-priority initiatives aligned with the County's strategic goals and an additional sixth new position as a potential alternative for the Board to consider. Mr. Sartori noted with the reduction in requested positions, the Preliminary FY27 Operating Budget request is \$30,216,087, which is an increase of \$2,384,995, or 8.6 percent, over the FY26 Adjusted Adopted budget. Mr. Sartori also discussed the five requested positions and one alternative position in greater detail.

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The Board asked questions regarding implementation of Master Plans with the reduced number of positions, and Staff, including Robert Kronenberg, Deputy Director of Planning offered comments and responses.

The Board noted support for the proposed positions.

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Item 4. REMOVED - Roundtable Discussion

Planning Director's Report
J. Sartori

BOARD ACTION

Motion:

Vote:

Other:

Action: **Item removed.**

Item 8. 4901 Battery Lane Preliminary Plan Amendment No. 12022010A (Public Hearing)

Preliminary Plan No. 12022010A: Request to extend the Preliminary Plan validity period by an additional two years and amend associated conditions of approval. Located at 4901 Battery Lane in Bethesda; zoned CR-1.5, C-0.5, R-1.5, H-120 and located within the Bethesda Overlay Zone; 2017 Bethesda Downtown Sector Plan.

Staff Recommendation: Approval with Conditions

T. Gatling

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 3-0

Other: Vice Chair Linden and Commissioner Pedoeem were 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.

Tsaiquan Gatling, Planner III, offered a multi-media presentation regarding 4901 Battery Lane. Further information can be found in the Staff Report posted to the October 27, 2025 Agenda.

Mr. Gatling stated the Applicant is requesting a two-year extension of the Preliminary Plan validity period, which would result in an expiration date of February 4, 2028. Mr. Gatling noted the amendment will allow additional time to move entitlement and permitting efforts forward as the Applicant continues to navigate a volatile construction and development market, which has exhibited challenging shifts in recent years.

Nancy Reglin of Shulman Rogers offered brief comments regarding approval and need for the request to extend the validity period.

Item 9. Silver Spring Streetscape Standards

Staff will present the final draft of the revised Silver Spring Streetscape Standards.

Staff Recommendation: Planning Board approval.

A. Margolies

BOARD ACTION

Motion: Bartley/Hedrick

Vote: 3-0

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

Action: Approved Staff recommendation for approval of the revised Silver Spring Streetscape Standards.

Atara Margolies, Planner III, offered a multi-media presentation regarding the revised Silver Spring Streetscape Standards. Further information can be found in the Staff Report posted to the October 30, 2025 Agenda.

Ms. Margolies stated the Streetscape Standards are a document that provides design guidance and technical specifications for streetscape elements in the right-of-way including sidewalks, street trees, lighting, furniture, and more. This update aligns the Standards with recommendations from the 2022 Silver Spring Downtown and Adjacent Communities Plan and contributes to achieving the Plan goals of creating a more accessible and sustainable pedestrian network in the downtown.

Tina Schneider, Planner III, discussed the sector plan data collection including heat island causes and impacts, and Ms. Margolies discussed the engagement, interagency collaboration, and project schedule. Ms. Margolies and Ms. Schneider also gave an overview of the goals including: ensuring sidewalks are safe for people of all ages and abilities, reducing street temperatures and urban heat island effect through streetscape design, creating tree planting conditions that will maximize tree survival and canopy shade cover in the downtown, and implementing a streetscape that is easy to maintain. Lastly, Ms. Margolies noted one modification to the document regarding the lighting on Page 72.

The Board offered comments regarding the streetscape in the area of Fenton Street and Wayne Avenue, and Staff offered comments and responses.

Item 10. POSTPONED - DPS Zoning and Site Plan Enforcement will cover the Site Plan MOU/Enforcement Coordination

Overview of the coordination efforts between the Montgomery County Department of Permitting Services (MCDPS) and Montgomery Planning for enforcement of Site Plans. Updates to the Site Plan Memorandum of Understanding (MOU) regarding Site Plan enforcement responsibilities will also be covered.

R. Kronenberg

BOARD ACTION

Motion:

Vote:

Other:

Action: **Item postponed until December 4, 2025.**

Item 11. POSTPONED - Land Development will present on ROW, Stormwater, and Wells and Septic

Overview of the coordination efforts for land development in the County between the Montgomery County Department of Permitting Services (MCDPS), the Montgomery County Department of Transportation (MCDOT) and Montgomery Planning. The briefing will cover planning and analysis related to County right-of-way (ROW) plans and permits, stormwater management and storm drain plans, and analysis of properties served by well and septic.

R. Kronenberg

BOARD ACTION

Motion:

Vote:

Other:

Action: **Item postponed until December 4, 2025.**

Item 12. ZTA 25-13, Omnibus – Revisions, Clarifications, and Corrections (Public Testimony Accepted)

Zoning Text Amendment (ZTA) 25-13 would make several technical, clarifying, and other policy amendments to the Zoning Ordinance, including amending height restrictions for regional shopping centers in the RSC Overlay Zone, reinstating a gross floor area cap on household living in the Employment Zones, clarifying the non-residential cap limit in Commercial to Residential Reconstructions, clarifying the conditional use standards for Townhouse Living, requiring setbacks for outdoor storage of large items, and correcting section references related to expedited approval plans.

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

B. Berbert

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 3-0

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

Action: Approved Staff recommendation for approval to transmit comments, with additional comments discussed during the meeting, 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 25-13, Omnibus – Revisions, Clarifications, and Corrections. Further information can be found in the Staff Report posted to the October 30, 2025 Agenda.

Mr. Berbert stated that unlike most ZTAs that are focused on one particular change to the Zoning Code, an Omnibus ZTA combines multiple, unrelated changes into one ZTA. Mr. Berbert noted the Omnibus ZTA addresses several smaller but separate revisions to the Zoning Ordinance including technical, clarifying, and policy amendments including: amending the height restrictions for regional shopping centers in the RSC Overlay Zone, reinstating a gross floor area cap on household living in the employment zones, clarifying the non-residential limits on Commercial to Residential Reconstructions, clarifying the applicable conditional use standards for Townhouse Living, requiring setbacks for certain stored items on private properties, and correcting section references related to expedited approval plans. Mr. Berbert discussed Staff's recommendations and amendments in greater detail.

Mr. Berbert also discussed the climate assessment and noted Staff support of ZTA 25-13 with the amendments presented that would not apply the Limited Outdoor Storage requirements to any licensed and registered vehicle, boat, trailer, or RV.

The Board asked questions regarding examples of non-residential limits on Commercial to Residential Reconstructions, employment zones, and outdoor storage restrictions.

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

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The Board held further discussion regarding applicability of the Outdoor Storage section of the code and whether the standards apply to individual residential properties and the expanded definition of Limited Outdoor Storage is too broad. The Board requested additional comments regarding clarification in both the applicability and definition sections and appropriate enforcement mechanisms.

Item 13. Clarksburg Town Center- Weis Filling Station Preliminary Plan No. 11995042F, Site Plan No. 82007022J, and Forest Conservation Plan No. F2023038B (Public Hearing)

Request to construct a Filling Station in Clarksburg Town Center zoned CRT 0.75, C-0.25, R-0.5, H-65T (prior zone- RMX-2) on 14.5 acres. Located along Saint Clair Road between Clarksburg Square Road and Stringtown Road, Clarksburg; 14.5 acres; 1994 Clarksburg Master Plan and Hyattstown Special Study Area, 2011 Limited Amendment to the Clarksburg Master Plan.

A. Preliminary Plan No. 11995042F

Staff Recommendation: Approval with Conditions

B. Site Plan No. 82007022J

Staff Recommendation: Approval with Conditions

C. Forest Conservation Plan No. F2023038B

Staff Recommendation: Approval with Conditions

M. Beall

A. BOARD ACTION

Motion: Bartley/Hedrick

Vote: 3-0

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

Action: Approved Staff recommendation for approval of the Preliminary 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.

B. BOARD ACTION

Motion: Bartley/Hedrick

Vote: 3-0

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

Action: Approved Staff recommendation for approval of the Site Plan cited above, subject to 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.

C. BOARD ACTION

Motion: Bartley/Hedrick

Vote: 3-0

Other: Vice Chair Linden and Commissioner Pedoeem were 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.

Mark Beall, Planner IV, offered a multi-media presentation regarding Clarksburg Town Center-Weis Filling Station. Further information can be found in the Staff Report dated October 11, 2025.

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Mr. Beall stated the Hearing Examiner approved the Filling Station use on May 20, 2025, by Conditional Use No. CU202502. The proposed Filling Station will be located in the parking lot of the future Weis grocery store that will be accessed from the shared driveway for the Weis grocery store from St. Clair Road. Mr. Beall noted the Applicant is proposing three gas pumps (six fueling positions), a 500-square-foot kiosk, and a canopy. Mr. Beall stated the Applicant has also requested modification of Condition No. 14 of Preliminary Plan Amendment No. 11995042E, requiring a Utilization Premium Payment (UPP), and noted Staff does not support the request.

Mr. Beall noted modifications to Site Plan Condition Number 6.i and 6.j, as well as a modification to Page 9 of the Staff Report regarding hours of operation.

Kate Kubit of Elm Street Development offered comments regarding moving the plan forward and building makeup of the project.

Robert Harris of Lerch, Early, and Brewer offered comments on behalf of the Applicant regarding the UPP payment for the project.

The Board asked questions regarding possibility of electric charging stations and if the gas station will be the first within Montgomery County for Weis Grocery Stores.

Jack O'Hara of Weis Grocery Stores offered comments and responses regarding electric charging stations and the number of Weis Grocery Stores with gas stations.