

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED MINUTES AND SUMMARY

SUMMARY

Thursday, January 15, 2026
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, January 15, 2026, beginning at 9:34 a.m. and adjourning at 12:06 p.m.

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

Items 1 through 3 and Item 5 were discussed in that order and reported in the attached Minutes. Item 4 was removed.

Vice Chair Linden was necessarily absent for Items 1 through 3 and joined the meeting at 9:37 a.m. before Item 5.

The Planning Board convened in Closed Session at 10:40 a.m. to discuss Item 6 on the motion of Commissioner Hedrick, 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 Annotated Code of Maryland, General Provisions Article § 3-305(b)(1) to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction; or any other personnel matter that affects one or more specific individuals.

Also present for the meeting was Principal Counsel, Emily Vaias of the Office of General Counsel.

In Closed Session, the Board discussed Director-level performance evaluations. The Closed Session began at 10:47 a.m. and ended at 12:06 p.m.

There being no further business, the meeting adjourned at 12:06 p.m. The next regular meeting of the Planning Board will be held on Thursday, January 22, 2026, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

Rachel Roehrich
Rachel Roehrich
Technical Writer/Legal Assistant

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MINUTES

Item 1. Preliminary Matters

A. Adoption of Resolutions

1. Park Potomac Preliminary Plan Amendment No. 12003029C - MCPB No. 25-133
2. 24927 Burnt Hill Road Administrative Subdivision Plan No. 620250080 - MCPB No. 25-141
3. 24927 Burnt Hill Road Forest Conservation Plan No. F20250380 - MCPB No. 25-142
4. Good Hope Estates Lot 38, Block "BB", Forest Conservation Plan No. F20250780 – MCPB No. 26-02

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Vice Chair Linden was necessarily absent.

Action: Adopted the Resolutions above, as submitted.

5. Centro Square Preliminary Plan No. 120250180 - MCPB No. 25-134
6. Centro Square Site Plan No. 820250090 - MCPB No. 25-135
7. Centro Square Forest Conservation Plan No. F20250010 - MCPB No. 25-136

BOARD ACTION

Motion: Pedoeem/Bartley

Vote: 3-0-1

Other: Commissioner Hedrick abstained due to being necessarily absent for the original vote. Vice Chair Linden was necessarily absent.

Action: Adopted the Resolutions above, as submitted.

B. Approval of Minutes

1. Minutes for December 18, 2025

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Vice Chair Linden was necessarily absent.

Action: Approved the Minutes for December 18, 2025, as submitted.

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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. 220260300, Montrose Industrial Park

CR zone; one parcel; located on the west side of Nebel Street, 700 feet south of the intersection of Old Georgetown Road; White Flint Sector Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: **Hedrick/Pedoeem**

Vote: **4-0**

Other: **Vice Chair Linden was necessarily absent.**

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

Item 3. Regulatory Extension Requests (Public Hearing)

Fraley Farm (East), Preliminary Plan No. 120240080: Regulatory Review Extension Request No. 4 - Request to extend the regulatory review period until June 4, 2026.

Application to subdivide the property to create 11 single-family lots and associated HOA parcels; East Quadrant, intersection of Griffith Farm Road and Hayloft Drive, 46 acres; RE-2 zone; 2004 Upper Rock Creek Master Plan.

Staff Recommendation: Approval of the Extension Request.

P. Estes

BOARD ACTION

Motion: **Hedrick/Pedoeem**

Vote: **4-0**

Other: **Vice Chair Linden was necessarily absent.**

Action: **Approved Staff recommendation for approval of the Regulatory Extension Request cited above, as submitted.**

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Item 4. REMOVED - Roundtable Discussion

Planning Director's Report
J. Sartori

BOARD ACTION

Motion:

Vote:

Other:

Action: **Item removed.**

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Item 5. Planning for Heat: Informational Briefing to the Planning Board

Montgomery County Planning Staff will brief the Planning Board regarding the impacts of heat and planning solutions.

Staff Recommendation: Brief the Planning Board.

T. Schneider, S. Findley

BOARD ACTION

Motion:

Vote:

Other:

Action: **Received briefing.**

Tina Schneider, Planner III and Steve Findley, Planner IV, offered a multi-media presentation regarding the impacts of heat and planning solutions. Further information can be found on the website posted under the Agenda for January 15, 2026.

Ms. Schneider and Mr. Findley discussed heat variables and influencers, the three different types of urban heat, Maryland's forecasted rise in temperatures, most vulnerable populations, and the laws, requirements, and precedents set to focus on recommendations and solutions for impacts of heat.

Ms. Schneider also discussed habitat/vegetation recommendations and the incorporation of nature-based strategies as well as recommendations for materials, shading, and buildings. Ms. Schneider noted continued research is also needed for climate forecasts, cooling technologies, cooling methodologies, cooling materials, cooling trends, ongoing GIS data, and new "feels like" data. Lastly, Ms. Schneider stated Staff recommends efforts to implement environmental recommendations at the site planning level.

The Board asked questions regarding the role of carbon sequestration, stratified native plantings, potential difference in temperatures between green/blue color painting, best timeframe to introduce heat reducing goals and environmental aspects during plan development, and potential opportunities for Planning Board policy guidelines to have influence on future County CIP projects.

Staff, including Jason Sartori, Planning Director, Robert Kronenberg, Deputy Director of Planning, and Christina Sorrento, Chief of Environment and Climate, offered comments and responses to the Board's questions.

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Item 6. CLOSED SESSION

According to the MD Ann Code, General Provisions Article, § 3-305(b)(1), to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of an appointee, employee, or official over whom it has jurisdiction; or any other personnel matter that affects one or more specific individuals.

Topic to be discussed: Directors' Performance Evaluations

BOARD ACTION

Motion: Hedrick/Pedoem

Vote: 5-0

Other:

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