

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, January 22, 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 22, 2026, beginning at 9:06 a.m. and adjourning at 3:19 p.m.

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

Items 1 through 4, Item 10, Item 9, and Item 5 were discussed in that order and reported in the attached Minutes.

Item 6 was postponed to February 5, 2026.

The Planning Board recessed for lunch at 1:03 p.m. and reconvened in the auditorium and via video conference to return to open session at 1:36 p.m. to discuss Items 7 and 8, as reported in the attached Minutes.

There being no further business, the meeting adjourned at 3:19 p.m. The next regular meeting of the Planning Board will be held on Thursday, January 29, 2026, 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. Wilgus II Northpark Site Plan No. 820250100 - MCPB No. 25-143
2. Wilgus II Northpark Preliminary Plan Amendment No. 12020014A - MCPB No. 25-144
3. Wilgus II Northpark Forest Conservation Plan No. F20250850 - MCPB No. 25-145

BOARD ACTION

Motion: Pedoeem/Bartley

Vote: 4-0-1

Other: Commissioner Hedrick abstained due to being absent for the original vote.

Action: Adopted the Resolutions above, as submitted.

B. Approval of Minutes

1. Minutes for January 8, 2026
2. Minutes for January 15, 2026
3. Closed Session Minutes for January 15, 2026

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved the Open Session Minutes for January 8, 2026 and January 15, 2026, as well as the Closed Session Minutes for January 15, 2026, as submitted.

C. Other Preliminary Matters

MPF Foundation Board of Trustees, New Nominee 2026

The Montgomery Parks Foundation Board of Trustees has elected Brooks Hanson to serve as a new member of the Board of Trustees with a four-year term. The Board of Trustees seeks the Planning Board's approval of this nominee.

Staff Recommendation: Approval of Brooks Hanson's nomination

K. Rictor

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for appointment of Brooks Hanson as a member of the Montgomery Parks Foundation Board of Trustees.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220250490, Bradley Hills, Section 2

R-90 zone; 2 lots; located on the north side of Goldsboro Road (MD 614), 350-feet west of Bradley Boulevard (MD 191); Bethesda – Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220260330, Section 3, Chevy Chase

R-60 zone; 1 lot; located on the west side of Georgia Street, 300-feet north of Bradley Lane; Bethesda – Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220260450, Strathmore View

CRNF zone; 3 lots, 1 parcel; located in the southeast corner of the intersection of Stillwater Avenue and Dulcet Drive West; North Bethesda -Garrett Park Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

Item 3. Regulatory Extension Requests (Public Hearing)

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no Regulatory Extension Requests submitted for approval.

Item 4. Roundtable Discussion

Parks Director's Report
M. Figueredo

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Montgomery Parks Director, Miti Figueredo, introduced Matt Folden, Montgomery Parks Planning Supervisor, and Carl Weber, Athletic Field Planner, who offered a multi-media presentation regarding the Parks Department's Athletic Fields.

Mr. Folden gave a brief overview of Mr. Weber's previous experience with athletic fields and Mr. Weber gave an overview of the Athletic Fields Staff, which is comprised of Staff from Operations, the Park Development Division, Park Planning and Stewardship, Public Affairs and Community Partnerships, and the Management Services Division. Mr. Weber also discussed team sports benefits, the total number of athletic fields Montgomery Parks oversee, athletic field overlays, athletic field classifications, 2024 permitted hours, athletic field usage and maintenance, the Sports Advisory committee, the Hillandale Local Park case study, and upcoming athletic fields policy updates.

The Board asked questions regarding potential future athletic fields inventory, maintenance and construction costs, how much usage the athletic fields can tolerate, potential for rotating field usage, possible cleat regulation for grass fields, and cost difference between grass fields versus turf fields.

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

Item 10. North Branch Trail Funding Approval

Staff Recommendation: Approval
A. Frank/R. Peele

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of a special appropriation and CIP Amendment for the North Branch Trail funding.

Andrew Frank, Chief of the Park Development Division, offered a multi-media presentation regarding the funding for the North Branch Trail.

Mr. Frank discussed the project location, project history, construction bid results, the North Branch Trail PDF, project status, and next steps. Mr. Frank also stated Staff is requesting to add \$2.9 million to the North Branch Trail PDF (871541) including \$2,000,000 of Federal Aid and \$900,000 of GO Bonds with transmittal to the County Council requesting a Special Appropriation and CIP Amendment.

The Board asked questions regarding the federal funding and whether the funding for the project will be included in FY26.

Staff, including Miti Figueredo, Montgomery Parks Director, offered comments and responses to the Board's questions.

Item 9. Legislative Update

- A. SB0197/HB 243 - Land Use - Comprehensive and General Plans - Alteration of Elements
Staff Recommendation: Briefing/Informational
 - B. SB0036/HB239 - Land Use - Zoning - Limitations (Starter and Silver Homes Act of 2026)
Staff Recommendation: Briefing/Informational
 - C. HB0010 - Legal Advertisement or Legal Notice - Publication in Newspaper or Newspaper in General Circulation - Digital Newspapers
Staff Recommendation: Support
 - D. SB0121 - Personal Information - Public Servant Protections
Staff Recommendation: Informational with recommendations.
 - E. HB0073 - Public Schools - Water Safety and Swimming Course - Established
Staff Recommendation: Briefing/Informational
- D. Borden/J. Baucum Colbert

A, B, D and E. BOARD ACTION

Motion:

Vote:

Other:

Action: No vote taken; discussion had.

C. BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 4-0-1

Other: Commissioner Bartley abstained.

Action: Approved Staff recommendation for support of Bill HB0010 - Legal Advertisement or Legal Notice - Publication in Newspaper or Newspaper in General Circulation - Digital Newspapers.

Debra Borden, General Counsel, and Jordan Baucum Colbert, Senior Government Affairs Analyst, gave an overview and briefed the Board on the above bills. Links to the bills can be found under the Agenda for January 22, 2026.

Bill SB0197/HB 243

Ms. Borden gave an overview of Bill SB0197/HB 243 and discussed Staff's initial review and comments. Ms. Borden noted Staff also plans to reach out to the State Department of Planning to enter into a dialog with them. Ms. Borden discussed Staff's initial comments and concerns in greater detail.

The Board asked questions regarding reasoning for the inclusion of religious institutions, whether the APF study would apply to municipalities or counties, and the possibility for including a climate change and resilience recommendation to elevate climate.

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

Ms. Borden noted the bill may be brought back to a future Planning Board meeting.

Ms. Borden also requested Montgomery Planning Staff draft proposed climate change and resilience language for a possible future recommendation/comment to the bill authors.

Bill SB0036/HB239

Ms. Borden gave an overview of Bill SB0036/HB239 and discussed Staff's initial review and comments. Ms. Borden noted the bill would prohibit local jurisdictions from adopting or enforcing certain zoning provisions relating to lot size, setback, dimension requirements, design, and architectural elements for certain single-family homes. Ms. Borden noted concerns with the bill presenting a one size fits all approach and impacts on existing neighborhoods. Ms. Borden stated a meeting is scheduled with the Department of Housing and Community Development at the State level to discuss the bill.

The Board asked for further clarification regarding where the areas the bill is discussing are located and what zones would be affected by the bill.

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

The Board requested Planning Staff to return to a future meeting with examples of where 5,000 square foot lots could potentially be located.

Ms. Borden noted the bill may be brought back to a future Planning Board meeting.

Bill HB0010

Ms. Borden gave an overview of Bill HB0010 and noted Staff's support for the bill. Ms. Borden noted the bill would allow for the use of digital media for legal notice that could be used in lieu of print publication.

The Board asked questions regarding whether the electronic notification of legal notice would affect court orders and legal proceedings, if mailing notices would be affected, how the general public would know if digital media publication was revised, and cost difference between print publication and digital media publication.

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

The Board also requested implementation of a process/procedure that the original digital notice would be printed in order to use as a verification of publication and to show if any changes were made, if the bill passes.

A motion was made by Commissioner Pedoeem and seconded by Commissioner Hedrick with a vote of 4-0-1 (Commissioner Bartley abstaining) to support Bill HB0010.

Bill SB0121

Ms. Borden gave an overview of Bill SB0121 regarding public servant protections and discussed Staff's initial review, comments, and suggested recommendations.

The Board asked how the requested confidentiality would be addressed and Staff offered comments and responses.

Bill HB0073

Ms. Borden gave an overview of Bill HB0073 and discussed Staff's initial review and comments. Ms. Borden stated Staff would recommend support of the bill and would like to partner with the Delegate as a resource to discuss water safety courses for this type of curriculum and assuage any issues with implementation.

The Board asked questions regarding whether the public schools are supportive of the course, if there is funding for the course, and if the bill would make the course mandatory or elective.

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

The Board also requested Ms. Borden reach out to Montgomery Department of Recreation to discuss their impression of the bill as well.

Item 5. Briefing: Community Trends Report: A Look at Montgomery County Communities Since 2010

Staff from the Research and Strategic Projects Division will provide a briefing on the Community Trends Report and Dashboard. This new study explores patterns in land use, demographic shifts, and housing across 37 communities in Montgomery County. While Staff regularly analyze small-area data for master plans, this study is the first to comprehensively examine communities across the County at the same time. The report highlights key trends and potential policy implications for future planning efforts. The interactive dashboard allows users to explore data for individual communities or compare select indicators across multiple areas.

Staff Recommendation: Briefing

J. Lee

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

James Lee, Forecaster and Demographic Research Specialist, offered a multi-media presentation regarding Montgomery County Communities since 2010. Further information can be found in the Staff Report posted under the Agenda for January 22, 2026.

Mr. Lee gave an overview of the project's origin, goals, data sources used for the report, and how communities are defined within the report. Mr. Lee stated the report divides the County into 37 Community Trends Areas (CTAs), which together cover the entire County, with information in each community profile organized into three community indicator themes including: Place, People, and Housing. Mr. Lee stated the three community indicators provide a framework for a detailed look at how land use, demographics, and housing have changed in specific communities in recent years.

Bhavna Sivasubramanian, Housing Research Planner II, discussed the key findings from the Place theme for Countywide and CTAs including the places of interest Countywide, concentration and distribution of the places of interest across the CTAs, land uses within the County, and complete communities.

The Board asked questions regarding whether data from Gaithersburg and Rockville were included within the report, how agricultural land is classified/calculated, tree canopy, and the location of the remaining 15 percent of agricultural land outside of the Agricultural Reserve.

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

Mr. Lee discussed the key findings from the People theme for Countywide and CTAs including total population, population growth by age, aging communities across the County, the young adult population, slow growth of households with children, geographic variations in household types,

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the increasing racial diversity, the top three communities by race and ethnicity in 2022, non-English language usage and abilities, and higher education and income correlations.

The Board asked questions regarding the aging communities and Staff offered comments and responses.

Ms. Sivasubramanian discussed the key findings from the Housing theme for Countywide and CTAs including housing growth for multi-family versus single-family, average age of housing units by type, home ownership rates, increases in renter-occupied CTAs, housing affordability indicators, and average rental rates.

The Board asked whether all housing types were included in the average home value rates and Staff offered comments and responses.

Colin McNamara, Senior GIS Specialist, also gave a brief overview of the Community Trends Report Dashboard and provided a demonstration.

Lastly, Mr. Lee stated the report and dashboard were published to provide robust information on communities across the County and discussed policy implications for land use planning.

The Board asked further questions regarding the possible reasoning for the decrease in the 18-24 age group in Silver Spring, how opportunities for home ownership over renting can be made possible for the younger generations to build wealth, cost of construction in East County versus West County, and how a local consumer could benefit from the analysis within the report.

Staff, including Carrie McCarthy, Chief of Research and Strategic Projects, offered comments and responses to the Board's questions.

Item 6. POSTPONED - Wheaton Placemaking Initiative: Wheaton Placemaking Toolkit

The Wheaton Placemaking Toolkit represents the final deliverable of the Wheaton Placemaking Initiative. This comprehensive guide is designed to support the Wheaton Urban District in sustaining and advancing placemaking efforts in Downtown Wheaton.

S. Kotzker

BOARD ACTION

Motion:

Vote:

Other:

Action: Item postponed to February 5, 2026.

Item 7. DPS On Site Plan Memorandum of Understanding and 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 discussed.

Staff Recommendation: Briefing

R. Kronenberg

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Robert Kronenberg, Deputy Director of Planning, offered brief comments and introduced Victor Salazar of MCDPS who offered a multi-media presentation regarding the Site Plan MOU, enforcement responsibilities, and coordination.

Mr. Salazar gave an overview of the background and purpose of the MOU and discussed the MOU framework and objectives including responsibilities, collaboration, and enforcement. Mr. Salazar discussed the MOU objectives, key responsibilities for the Planning Board and Planning Staff, key responsibilities for MCDPS Staff, and key coordination channels. Mr. Salazar also discussed the Certified Site Plan Compliance Program, field inspection activities, and weekly senior management briefings that include M-NCPPC Staff.

Mr. Salazar highlighted projects such as the Clarksburg Premium Outlets, the Marriott International Global Headquarters, and Amalyn Bethesda. Mr. Salazar also gave an overview of statistics for active certified site plans currently being inspected, inspections performed from FY23 to date, failed inspections from FY23 to date, and Notice of Violation/Non-Compliance that were issued from FY23 to date. Lastly, Mr. Salazar discussed the MOU Inter-Agency Program outcomes and public benefits and noted the importance of collaboration between agencies.

The Board asked questions regarding the frequency of certified site plan inspections and collaboration between agencies during the weekly senior management briefings.

Greg Nichols of MCDPS offered comments and responses to the Board's questions.

Item 8. Land Development on Right-Of-Way, Stormwater, and Well 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 and properties served by well and septic.

Staff Recommendation: Briefing

R. Kronenberg

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Robert Kronenberg, Deputy Director of Planning, introduced Sam Farhadi of MCDPS, who offered a multi-media presentation regarding ROW, Stormwater, and Well and Septic.

Mr. Farhadi gave an overview of the three main functions of the MCDPS Land Development Division Public Right-of-Way section noting Staff participate in M-NCPPC's Development Review Committee processes for Preliminary and Site Plan review; review, approve, permit, and inspect all work within the County public right-of-way; and review and approve all subdivision record plats. Mr. Farhadi also discussed where Public ROW is applicable, when ROW improvements/modifications are applicable, and the record plat review process.

Mark Etheridge of DPS discussed sediment control and stormwater management noting the primary goal of stormwater management is to reduce environmental impacts that occur due to development. Mr. Etheridge also discussed how stormwater management compliance is measured, the stormwater management review process, and lot to lot runoff. Mr. Farhadi discussed MCDOT and MCDPS's coordination with public storm drain systems, comparisons between storm drain systems and stormwater management, and storm drain and stormwater management integration.

Jason Flemming of MCDPS gave an overview of the Well and Septic Division noting the division is the approving authority for enforcement of State well and septic regulations. Mr. Flemming also discussed the septic system approval process, well and septic requirements for a subdivision lot, and the record plat review process.

The Board asked questions about responsibility for lot to lot runoff, stormwater management systems, differences between certified site plans and record plats, septic requirements, failing septic systems, dimensions of septic trenches, and reasoning for the minimum 10,000 square-foot septic area requirement per dwelling.

Mr. Farhadi, Mr. Etheridge, and Mr. Flemming offered comments and responses to the Board's questions.