

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

## **MONTGOMERY COUNTY PLANNING BOARD APPROVED PUBLIC MEETING MINUTES**

**Meeting Date:** Thursday, March 5, 2026

**Meeting Location:** 2425 Reedie Drive, Wheaton, MD 20902

### **SUMMARY**

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, March 5, 2026, beginning at 12:09 p.m. and adjourning at 8:10 p.m.

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

Item 1, Item 3, Item 6, Item 5, Item 7, Item 9, Item 8, and Item 10 were discussed in that order and reported in the attached Minutes.

Commissioner Bartley joined the meeting virtually at 12:15 p.m. during Item 6 and left the meeting during Item 5 at 2:36 p.m. Commissioner Bartley later rejoined the meeting in person during Item 8 at 4:13 p.m.

Chair Harris joined the meeting at 12:19 p.m. during Item 6.

The Planning Board convened in Closed Session at 4:34 p.m. to discuss Item 10 on the motion of Commissioner Pedoeem, seconded by Vice Chair Linden, 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)(7) to consult with counsel to obtain legal advice.

Present for the meeting were Chair Harris, Vice Chair Linden, and Commissioners Bartley, Hedrick (attended virtually), and Pedoeem. Also present for the meeting was Acting General Counsel Michael (Wes) Aniton, Principal Counsel Ben Rupert (attended virtually), and Principal Counsel Emily Vaias, who are all of the Commission's Office of General Counsel.

In Closed Session, the Board obtained legal advice related to pending or potential litigation.

The Closed Session began at 4:43 p.m. and ended at 5:43 p.m.

The Planning Board recessed for dinner at 5:43 p.m. and reconvened in the auditorium and via video conference to return to open session at 6:32 p.m. to host a joint meeting of the Montgomery County Planning Board and Montgomery County Board of Education, as reported in the attached Minutes.

There being no further business, the meeting adjourned at 8:10 p.m. The next regular meeting of the Planning Board will be held on Thursday, March 12, 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. Chaberton Solar Victoria LLC Forest Conservation Plan No. F20260280 – MCPB 26-09

**Board Action:** Adopted the Resolution above, as submitted

**Motion:** Pedoeem/Hedrick

**Vote:** 3-0

**Other:** Chair Harris and Commissioner Bartley were necessarily absent.

2. Olney Theatre Center Site Plan Amendment No. 82001022F – MCPB No. 26-10

**Board Action:** Adopted the Resolution above, as submitted

**Motion:** Bartley/Hedrick

**Vote:** 3-0-2

**Other:** The vote on this matter occurred after Item 6. Chair Harris and Commissioner Pedoeem abstained due to being absent for the original vote.

#### B. Approval of Minutes

1. Minutes for February 5, 2026

**Board Action:** Approved meeting Minutes for February 5, 2026.

**Motion:** Pedoeem/Hedrick

**Vote:** 3-0

**Other:** Chair Harris and Commissioner Bartley were necessarily absent.

#### C. Other Preliminary Matters

There were no other Preliminary Matters submitted for approval.

### Item 2. Record Plats (Public Hearing)

There were no Record Plats submitted for approval.

**Item 3. Regulatory Extension Requests (Public Hearing)**

**5309 Locust Avenue Administrative Subdivision Plan No. 620260040:**

Regulatory Extension Request No. 2 to extend the regulatory review period until May 25, 2026.

**Forest Glen-Kimball Place Administrative Subdivision No.620240020:** Regulatory Extension Request No. 4 to extend the regulatory review period until July 17, 2026.

**Staff Recommendation:** Approval of the extension requests

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

**Motion:** Pedoeem/Hedrick

**Vote:** 3-0

**Other:** Chair Harris and Commissioner Bartley were necessarily absent.

**Item 4. REMOVED - Roundtable Discussion**

The Parks Director's report was removed from the Board's agenda.

**Item 6. Wheatley Subdivision – 3420 Plyers Mill Road Mandatory Referral No. MR2026004 (Public Hearing)**

The Town of Kensington proposes the disposition of land located at 3420 Plyers Mill Road. The disposition of the Subject Property has been approved by The Town of Kensington through the Mayor and Council Adopted Ordinance No. O-01-2025.

**Staff Recommendation:** Approval and request to transmit comments to the Town of Kensington.

**Board Action:** Approved Staff recommendation to transmit comments to the Town of Kensington, as stated in a transmittal letter to be prepared at a later date.

**Motion:** Hedrick/Pedoeem

**Vote:** 3-2

**Other:** Commissioner Bartley and Vice Chair Linden voted nay.

Troy Leftwich, Planner III, offered a multi-media presentation regarding the Wheatley Subdivision. Further information can be found in the Staff Report dated February 23, 2026.

Mr. Leftwich stated the Application by the Town of Kensington before the Board for Mandatory Referral review, proposes the disposition of land, known as Joseph's Park, located at 3420 Plyers Mill Road. Mr. Leftwich noted no improvements are proposed with this Application, as the action under review is the disposition, but the property is permitted to be developed under the R-60 zone, which would allow for the construction of a single-family home. Mr. Leftwich stated the Town of Kensington intends to take proceeds from the sale of the property to acquire other properties to increase the overall amount of parkland within the Town, provide more room for active and passive recreation, permit additional tree plantings that would expand the Town's existing tree canopy, and integrate better into the Town's overall stormwater management improvement plan.

Mr. Leftwich noted correspondence received after the Staff Report was posted regarding support for keeping Joseph's Park, lack of support for reasons for selling the property, and concerns for potential impacts to on-site trees, compliance with the 2012 Kensington Sector Plan, and Mandatory Review process.

Beth Meyer, an individual, offered testimony in opposition to the disposition of Joseph's Park.

Alicia Toledano, an individual, offered testimony in opposition to the disposition of Joseph's Park.

Amelia Henchey, an individual, offered testimony in opposition to the disposition of Joseph's Park.

Al Carr, an individual, offered testimony regarding the Mandatory Referral process, concerns with the Town of Kensington's procedure and rules, and opposition to the disposition of Joseph's Park, requesting denial of the Application.

Michele Rosenfeld, zoning counsel to the Town of Kensington, offered comments regarding the sale of the property and development possibilities of potential future acquisitions.

Matthew Hoffman, Town Manager of the Town of Kensington, offered comments regarding the reasoning for the potential sale of the property. Mr. Hoffman offered further comments regarding the surrounding parks within the vicinity of Joseph's Park as well as the history of Joseph's Park.

Suellen Ferguson, Town Attorney for the Town of Kensington, offered brief comments regarding procedural issues raised and the Town's compliance with ordinances and State Law.

The Board asked questions regarding location and proximity of surrounding parks, the disposition process, Mandatory Referral process and timelines, existing right-of-way, park accessibility, and relationship between the sale of the land and potential future acquisitions.

Staff, including Jason Sartori, Planning Director, and Carrie Sanders, Chief of East County Planning, offered comments and responses to the Board's questions.

Conor Crimmins, Town Council Member of the Town of Kensington, offered comments regarding the restrictions of Joseph's Park, reasoning for not moving forward with improvements to Joseph's Park, and possible activation of the potential future HOA park acquisition.

**Item 5. Eastern Silver Spring Communities Plan: Preliminary Recommendations Overview Briefing: Part 1**

**Board Action:** Received briefing.

Carrie Sanders, Chief of East County Planning, offered brief opening comments and Lauren Stamm, Planner III, offered a multi-media presentation regarding the preliminary recommendations for the Eastern Silver Spring Communities Plan. Further information can be found in the Staff Report dated February 26, 2026.

Ms. Stamm noted the preliminary recommendations would be split into three briefings and gave a brief overview of the Plan timeline. Ms. Stamm discussed the context of the Plan area, demographics, gave a summary of community engagement, and major themes from the engagement. Ms. Stamm also discussed the overall organization of the recommendations, Plan vision, Plan goals, concept framework, plan-wide elements, Plan districts, and the key themes of the recommendations for the Plan.

Grace Bogdan, Planner IV, discussed the placemaking approach for the Plan noting five locations throughout the Plan Area that will be created temporarily as gathering spots for focal points for community life with community participation in the implementation. Ms. Bogdan stated Enviro Collab was brought on as a design consultant and discussed the placemaking elements that will be incorporated into each of the gathering spots. Ms. Bogdan also discussed where the gathering spots will be located within the Plan Area, including four locations which Planning will be partnering with the Montgomery Parks Department, and potential concepts in greater detail.

Lastly, Melissa Williams, Planner III, discussed the next steps including upcoming presentations to the Board, ongoing engagement, and the project timeline.

The Board asked questions regarding the potential for long-term programming for the gathering spot locations and whether partnerships with privately owned land were considered for placemaking locations.

Staff, including Henry Coppola, Montgomery Parks Long Range Planning Supervisor and Atul Sharma, Chief of Design, Placemaking, and Policy, offered comments and responses to the Board's questions.

**Item 7. 8008 Wisconsin Avenue Preliminary Plan Amendment No. 12016005B (Public Hearing)**

Preliminary Plan and Adequate Public Facilities validity period extension, to gain record plats for the development of a 106-unit mixed use building; 8008 Wisconsin Avenue 12016005B; 8008 Wisconsin Avenue; 0.32 Acres; 2025 Bethesda Downtown Plan Minor Master Plan Amendment.

**Staff Recommendation:** Approval with Conditions

**Board 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.

**Motion:** Pedoeem/Linden

**Vote:** 4-0

**Other:** Commissioner Bartley was necessarily absent.

Ugonna Njeze, Planner II, offered a multi-media presentation regarding 8008 Wisconsin Avenue. Further information can be found in the Staff Report dated February 20, 2026.

Mr. Njeze stated the Applicant is proposing to extend the Preliminary Plan validity period from October 16, 2025, to December 31, 2026, extend the Adequate Public Facilities (APF) validity period from October 16, 2025, to December 31, 2027, and waive Section 50.4.3.J.7.d.i (a) - (c), regarding extending an APF for mixed-use developments.

Mr. Njeze noted correspondence was received from the Bethesda Implementation Advisory Committee (IAC) requesting demolition and removal of existing structures, site cleanup, installation of a secure, uniform and attractive perimeter fence, reactivation of the County surface parking lot (Lot 43), until construction of the project begins, and reassignment of the previously condition \$694,323 payment earmarked for improvements to Battery Lane Urban Park.

Erin Girard of Lerch, Early, and Brewer offered comments on behalf of the Applicant regarding the record plat and noted moving forward with a building permit is anticipated by next summer. Ms. Girard also offered comments regarding the Bethesda IAC's concerns and stated improvements and cleanup should be forthcoming.

The Board asked questions regarding the waiver and the County surface parking lot (Lot 43).

Staff, including Stephanie Dickel, Western Neighborhoods Supervisor, offered comments and responses to the Board's questions.

**Item 9. Legislative Update**

**A. HB1568 Local Government – Animal Control – Dogs At Large (Dog Leash Laws)**

**Staff Recommendation:** Support

**Board Action:** Approved Staff recommendation to support Bill HB 1568.

**Motion:** Pedoeem/Linden

**Vote:** 4-0

**Other:** Commissioner Bartley was necessarily absent.

**B. HB 941 Public Health - Public Buildings - Hygiene Products**

**Staff Recommendation:** Informational/Oppose

**Board Action:** Approved Staff recommendation to oppose Bill HB 941.

**Motion:** Pedoeem/Linden

**Vote:** 4-0

**Other:** Commissioner Bartley was necessarily absent.

**C. HB1250/SB 827 Consumer Protection and Product Liability – Chatbots**

**Staff Recommendation:** Discussion

**Board Action:** The Board agreed by consensus to bring the bill back at a future date.

**D. HB 1411 Data Center Planning and Transparency Act**

**Staff Recommendation:** Support with Amendments

**Board Action:** Approved Staff recommendation to support Bill HB 1411, with amendments.

**Motion:** Pedoeem/Linden

**Vote:** 4-0

**Other:** Commissioner Bartley was necessarily absent.

**E. HB 1560 Forest Conservation – Incentives – Pilot Program and Fund**

**Staff Recommendation:** Discussion/Informational

**Board Action:** The Board agreed by consensus to move forward as informational.

Jordan Baucum Colbert, Senior Government Affairs Analyst, and Michael Aniton, Acting General Counsel, gave an overview and briefed the Board on Bills HB 1568, HB 941, HB 1250/SB 827, HB 1411, and HB 1560. Further information on the bills can be found under the Agenda for March 5, 2026.

**HB1568 - Local Government – Animal Control – Dogs At Large (Dog Leash Laws)**

Ms. Baucum Colbert stated HB 1568 requires each County and municipality to adopt local laws prohibiting a dog from being “at large” and to establish related enforcement provisions. The bill preserves local authority over enforcement and allows jurisdictions to adopt more stringent measures. Ms. Baucum Colbert noted the bill does not establish uniform statewide fines or enforcement thresholds, and instead, requires local

governments to adopt laws that include enforcement mechanisms while retaining flexibility at the local level.

The Board asked questions regarding current Montgomery Parks leash requirements and how the bill requirements would relate to dog parks on parkland.

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

The Board agreed to support the bill.

### **HB 941 - Public Health - Public Buildings - Hygiene Products**

Ms. Baucum Colbert stated HB 941 would require public restrooms in public buildings to provide an adequate supply of certain hygiene products. As currently drafted, HB 941 would have significant operational and fiscal impacts. The Parks Department uses hundreds of portable restrooms and vaulted toilets to provide restroom access in parks, especially near amenities like athletic fields, which lack water infrastructure and cannot be reasonably modified to comply with this legislation. The unintended consequences of the bill may be the removal of these restroom facilities from parks, reducing public access to restrooms rather than enhancing or improving it.

Ms. Baucum Colbert also noted the requirement to provide the required hygiene products would cause significant fiscal and operational impacts and the cumulative cost of implementation across all facilities must be carefully considered. The impacts include the ongoing supply and replenishment costs across all qualifying facilities, installation of appropriate dispensers where not currently present, increased staff time for monitoring, restocking and maintenance, and potential increases in waste management needs.

Director Figueredo offered comments regarding the bill requirements and offered concerns noting Parks staff would recommend a vote to oppose the bill as written.

The Board agreed to vote against supporting the bill, and Ms. Baucum Colbert stated she would redraft the statement and present to the Prince George's Planning Board.

### **HB1250/SB 827 - Consumer Protection and Product Liability – Chatbots**

Ms. Baucum Colbert gave an overview of HB 1250/SB 827 and noted she would not recommend taking a vote on the bill at this time.

The Board asked questions regarding the purpose/goal of the bill and estimated cost.

The Board agreed by consensus to bring the bill back to a future meeting for further discussion.

### **HB 1411 - Data Center Planning and Transparency Act**

Ms. Baucum Colbert stated HB 1411 requires an owner or operator of a certain large-scale data center to submit disclosure reports to certain state and local agencies and elected officials and specifies the contents of the disclosure report. Ms. Baucum Colbert also noted the bill requires the Department of the Environment to publish the disclosure report on its website within a certain period of time. Ms. Baucum Colbert noted Staff met with the bill sponsor and gathered enough information to move forward supporting the bill with amendments.

Jason Sartori, Planning Director, stated Staff met with Delegate Ruth to determine the reasoning for requiring a full plan in the bill and noted the intent was not to add significant burdens on local jurisdictions. Mr. Sartori also noted Staff asked if Delegate Ruth would be amenable to an amendment to address the intent of the plans and be exempt of creating the plans. Mr. Sartori read the proposed amended language Staff drafted for the Board.

The Board asked questions regarding implementation timeframe and whether the County would need to codify new requirements into the County Code

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

The Board agreed to support the bill with amendments.

### **HB 1560 - Forest Conservation – Incentives – Pilot Program and Fund**

Ms. Baucum Colbert stated HB 1560 requires the Department of Natural Resources to establish and implement a pilot program for ecosystem value-oriented forest management plans to provide additional incentives for enrolling in and extending commitments to forest conservation and management. This bill also establishes the Forest Ecosystem Value Incentives Fund.

Ms. Baucum Colbert raised the concern that the current bill could overlap with the forest conservation law requirements and that double-dipping could occur with the Forest Ecosystem Value Incentives Fund and the Forest Conservation Fund. Furthermore, there could also be an overlap with forest banking.

Ms. Baucum Colbert noted the recommendation is to move forward as informational but highlight areas that need clarification. Christina Sorrento, Chief of the Environment and Climate Division also stated discussion with the bill sponsor was positive but noted concerns and areas for clarification.

The Board agreed by consensus not to take a position on the bill at this time and move forward as informational.

**Item 8. Korean Mission Church, Preliminary Plan No. 120240050 and Forest Conservation Plan No. F20240360 (Public Hearing)**

An application to create one lot for one existing single-family detached dwelling unit and one lot for a religious institution, including adult daycare; Located at 1201 Ashton Road, on the south side of Ashton Road, approximately 3,600 feet west of the Howard County line; 28.76 acres, RC zone and 1998 Sandy Spring/Ashton Master Plan.

**A. Preliminary Plan No.120240050**

**Staff Recommendation:** Approval with Conditions

**Board 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.

**Motion:** Pedoeem/Linden

**Vote:** 5-0

**B. Forest Conservation Plan No. F20240360**

**Staff Recommendation:** Approval with Conditions

**Board Action:** Approved staff recommendation for approval of the Final 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.

**Motion:** Pedoeem/Linden

**Vote:** 5-0

Jonathan Casey, Planner III, offered a multi-media presentation regarding Korean Mission Church. Further information can be found in the Staff Report dated February 20, 2026.

Mr. Casey stated the Applicant is proposing to create two lots on 28.76 acres of land in the Rural Cluster (RC) zone. The existing single-family detached house and accessory buildings on the west side of the property will remain on proposed Lot 1. A new religious assembly/church building with a 100-seat sanctuary, adult day care center, multi-use sports court, pavilion, 52 parking spaces, two 30,000 gallon below grade cisterns, and landscape infiltration will be constructed on Lot 2.

Mr. Casey noted community concerns were received regarding well water usage, increased traffic, removal of trees, potential downstream drainage issues, placement of the building and height, overall compatibility, and light spillage onto Ashton Road.

Mr. Casey stated the Applicant worked with Staff to delineate the boundary of the Boswell Cemetery and the Preliminary Plan provides a 25-foot buffer between the cemetery boundary and the parking lot. Mr. Casey noted due to the cemetery being directly adjacent to the existing Ashton Road right-of-way, the proposed dedication, grading and ten-foot-wide public utility easement will not extend the full length of the property's frontage.

Justine Gonzalez-Velez, Transportation Planner II, discussed the transportation for the project stating frontage improvements include a 6-foot-wide graded area for future concrete sidewalk, a 10-foot-wide graded area for a grass shoulder, and a 12-foot-wide deceleration lane.

Josh Penn, Planner III, discussed the Forest Conservation Plan noting the requirements will be met on-site and 18.94 acres of forest will be retained in a Category I Conservation Easement. Lastly, Mr. Penn stated the Applicant has requested a variance for the impact two trees and removal one tree.

Elizabeth Brigham, an adjacent property owner, offered testimony regarding road safety, road conditions in the vicinity of the proposed project, and potential for increased traffic.

Nadine Masone Mort of the Sandy Spring Civic Association offered testimony noting concerns with maintaining rural character, scale and operational intensity, commercialization of land, and increased traffic.

Cheri DeMoss, an adjacent property owner, offered testimony regarding concerns with the planned large-scale adult day care facility and impacts to the surrounding wells.

Aisha Naas, an adjacent Property Owner, offered testimony regarding the safety implications of placing a high traffic facility on a narrow road, increased risk of vehicle crashes and pedestrian safety, and emergency access.

Soo Lee-Cho of Bregman, Berbert, Schwartz, and Gilday offered comments on behalf of the Applicant regarding the downsizing of the building, the nature of the adult daycare, and noted agreement to Staff's conditions. Ms. Lee-Cho offered further comments regarding the backup septic areas, outdoor space for the seniors, potential for future connection to public sewer and water, and water table testing requirements.

Nick Driban of Lenhardt Traffic Consulting, Inc. offered comments regarding the safety concerns raised regarding access to the site and additional evaluation of the site access that was provided.

Pastor Daniel Chung of the Korean Mission Church offered comments regarding the overall process and noted commitment to following rules and regulations, as well as overall excitement to have a place for the seniors to enjoy Pastor Chung also offered further comments regarding the size of the building footprint and locations of church operations.

The Board asked questions regarding the location of the septic reserve areas, proximity of right-of-way and frontage improvements to the cemetery, locations of church operations, size of the building footprint, backup septic areas, whether there was potential for future connection to public water and sewer, potential impacts to adjacent well water, and water table testing requirements.

Staff, including Patrick Butler, Chief of Upcounty Planning, offered comments and responses to the Board's questions.

Ron Thompson of VANMAR Associates offered comments regarding precautions taken for impact to surrounding well water systems and equivalency of water system size.

Jason Flemming of DPS offered comments regarding potential impacts to adjacent well water and comparison to single-family home usage.

**Item 10. CLOSED SESSION**

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

E. Vaias, W. Aniton, B. Rupert

**Topic of discussion:** Legal advice

**Board Action:** Discussed in Closed Session. See Code citation and open session report above.

**Motion:** Pedoeem/Linden

**Vote:** 5-0

## **Joint Dinner Meeting with the Montgomery County Planning Board and Montgomery County Board of Education**

The meeting started at 6:32 p.m. The following were in attendance:

### **Montgomery County Planning Board**

Artie Harris, Planning Board Chair  
Josh Linden, Planning Board Vice Chair  
Mitra Pedoeem, Commissioner  
Shawn Bartley, Commissioner  
James Hedrick, Commissioner  
Ilana Branda, Chief of Staff, Commissioners Office

### **Montgomery Planning and Montgomery Parks Staff**

Jason Sartori, Director of Montgomery Planning  
Robert Kronenberg, Deputy Director of Planning  
Bridget Broullire, Deputy Director of Planning  
Hye-Soo Baek, Adequate Public Facilities Planner  
Lisa Govoni, Housing, Infrastructure, and Zoning Supervisor  
Atul Sharma, Chief of Design, Placemaking & Policy  
Carrie McCarthy, Chief of Research and Strategic Projects  
Carrie Sanders, Chief of East County Planning  
Darren Flusche, Montgomery Parks Deputy Director of Administration  
Henry Coppola, Parks Planning & Stewardship, Planning Supervisor  
Dominique Harlow, Montgomery Parks Chief of Staff

### **Montgomery County Public Schools**

Dr. Thomas W. Taylor, Superintendent of MCPS  
Andrea L. Swiatocha, Deputy Chief, Division of Facilities Management  
Donald J. (DJ) Connelly, Acting Director, Department of Planning and Construction, Division of Facilities  
Julie A. Morris, Supervisor, Department of Planning and Construction, Division of Facilities Management

### **Montgomery County Board of Education (BoE) Members**

Grace Rivera-Oven, President BoE, District 1  
Karla Silvestre, BoE Member At-Large  
Julie Yang, BoE Member, District 3  
Laura Stewart, BoE Member, District 4  
Rita Montoya, BoE Member At-Large  
Natalie Zimmerman, BoE Member, District 2

## **Montgomery County Board of Education Staff**

Lori-Christina Webb, Chief of Staff  
Thomas Lockman, Deputy Chief of Staff  
Dr. Monica Hetrick, Director – Board Senior Analyst

### **Introductions**

Artie Harris, Montgomery County Planning Board Chair, offered comments regarding collaboration between the agencies and commitment to the youth of Montgomery County.

Grace Rivera-Oven, Board of Education President, offered brief opening remarks regarding the ongoing collaboration and agenda items for the evening.

### **Infrastructure Workgroup**

Lisa Govoni of Montgomery Planning offered a multimedia presentation and comments regarding the Infrastructure Funding Workgroup update. Ms. Govoni gave an overview of the workgroup's purpose and provided a summary of what the workgroup has accomplished to date. Ms. Govoni noted the initial discussions have focused on the County's infrastructure needs, the County's Capital Budget, construction costs, initial funding options, and next steps.

Questions were asked regarding whether income tax would be included and revenue sources. Ms. Govoni offered brief comments.

### **Enrollment Projections**

Hye-Soo Baek of Montgomery Planning continued with the presentation and discussed Student Generation Rates (SGR), SGR examples, the impact of housing sales on enrollment, and 2024 housing analysis for sold units and new units. Jason Sartori, Planning Director also offered comments regarding the SGR calculated for type of unit and geography where it was identified.

Andrea L. Swiatocha, Deputy Chief of Facilities Management gave an overview on how MCPS projects enrollment, enrollment factors, resident live births, the net withdrawal of students to homeschooling or private school, federal job loss and relocation, cohort survival, housing units versus enrollment, boundary studies, upcoming public hearing and work sessions, and the process and scope of a new boundary study.

Questions were asked regarding how often the Student Generation Rate (SGR) was updated, examples of SGR calculation, reasoning for the 1990 structure cutoff, why building structure older than 1990 produce more students, if senior housing is excluded from the SGR, total number of housing units included in the SGR, how municipal data is compared, and if turnover has affected enrollment.

Ms. Baek, Ms. Swiatocha, and Director Sartori offered comments and responses to the questions asked.

Chair Harris and Dr. Taylor also offered comments regarding the number of unbuilt units in the development tracker.

### **Planning Academy Collaboration**

Bridget Broullire, Deputy Director of Planning, offered comments regarding the Community Planning Academy noting as of February 24, 2026, 424 learners have been admitted to the academy. Ms. Broullire also discussed the course outline and collaboration with MCPS for Planning for Schools.

### **Collaborative Case Study**

Atul Sharma, Chief of Design, Placemaking, and Policy, discussed the cross-department collaboration during the Master and Sector Planning and Mandatory Referral process. Mr. Sharma also highlighted recently adopted and ongoing plans and discussed shared goals for school site design, early coordination, and recent and ongoing projects with MCPS in greater detail. Lastly, Ms. Swiatocha highlighted the projects currently before the County Council.

Chair Harris and Ms. Rivera-Oven thanked the participants for attending the joint meeting and offered brief closing remarks.

The meeting ended at 8:10 p.m.