

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD APPROVED PUBLIC MEETING MINUTES

Meeting Date: Thursday, April 9, 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, April 9, 2026, beginning at 9:09 a.m. and adjourning at 1:07 p.m.

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

The Board offered comments in response to the County Executive's recent comments during a Friendship Heights Community public hearing.

Item 1, Item 3, Item 4, Item 7, Item 6, Item 5, Item 10, Item 8, and Item 11 were discussed in that order and reported in the attached Minutes.

Item 9 was postponed to April 23, 2026.

The Planning Board convened in Closed Session at 11:09 a.m. to discuss Item 11 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; §3-305(b)(7), to consult with counsel to obtain legal advice; and §3-305(b)(8) consult with staff, consultants, or other individuals about pending or potential litigation.

Present for the meeting were Chair Harris, Vice Chair Linden, and Commissioners Bartley, Hedrick, and Pedoeem. Also present for the meeting was Principal Counsel Emily Vaia of the Commission's Office of General Counsel.

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

The Closed Session began at 11:27 a.m. and ended at 1:07 p.m.

There being no further business, the meeting adjourned at 1:07 p.m. The next regular meeting of the Planning Board will be held on Thursday, April 16, 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. 19101 Darnestown Road, Administrative Subdivision Plan No. 620260050 – MCPB No. 26-11
2. 19101 Darnestown Road, Final Forest Conservation Plan No. F20260200 – MCPB No. 26-12

Board Action: Adopted the Resolutions above, as submitted.

Motion: Hedrick/Linden

Vote: 3-0-2

Other: Chair Harris and Commissioner Pedoeem abstained due being absent for the original vote.

B. Approval of Minutes

1. Minutes for February 12, 2026
2. Minutes for February 26, 2026
3. Minutes for March 5, 2026
4. Minutes for March 19, 2026

Board Action: Approved Meeting Minutes for February 12, 2026, February 26, 2026, March 5, 2026, and March 19, 2026.

Motion: Hedrick/Pedoeem

Vote: 5-0

C. Other Preliminary Matters

Corrected resolution for Chaberton Solar Victoria LLC, Forest Conservation Plan No. F20260280 – MCPB No. 26-09

Board Action: Approved and adopted the Corrected Resolution above, as submitted.

Motion: Hedrick/Pedoeem

Vote: 4-1

Other: Commissioner Bartley voted Nay.

Item 2. Record Plats (Public Hearing)

There were no Record Plats submitted for approval.

Item 3. Regulatory Extension Requests (Public Hearing)

Woodlawn Estates, Preliminary Plan Amendment No. 11989156A and Forest Conservation Plan No. F20240430: Regulatory Review Extension Request No. 3 to extend the regulatory review period until September 23, 2026.

Bennett Road Properties, Preliminary Plan No. 120240090 and Preliminary/Final Forest Conservation Plan No. F20240490: Regulatory Review Extension Request No. 4 to extend the regulatory review period until June 25, 2026.

Mahan Village, Preliminary Plan No. 120250140 and Final Forest Conservation Plan No. F20250550: Regulatory Review Extension Request No. 4 to extend the regulatory review period until May 21, 2026;

Staff Recommendation: Approval of the Extension Requests

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

Motion: Hedrick/Pedoeem

Vote: 5-0

Item 4. Roundtable Discussion

Board Action: Received briefing.

Montgomery Planning Director, Jason Sartori, offered a multi-media presentation regarding recent updates for the Planning Department.

Mr. Sartori discussed upcoming dates to note including Sine Die (the end of the 449th legislative session of the Maryland General Assembly), the APA 2026 National Planning Conference, the Net Zero That Pencils Out speaker series, and the ZTA 26-05 Job Creation Project Public Hearing. Mr. Sartori also discussed the upcoming Growing Smarter in a Changing Climate Speaker Series and how Women's History Month was celebrated. Mr. Sartori also highlighted Female Firsts and Trailblazers within Montgomery County including Caroline Freeland, Trudye Morgan Johnson, Patricia Colihan Barney, Marye Wells-Harley, Gwen Wright, Tanya Washington, Rose Krasnow, Faroll Hamer, and Debra Borden.

Lastly, Mr. Sartori gave an update on the FY27 Budget and welcomed Kimia Zolfagharian to the West County Planning Division.

The Board offered brief comments regarding the Caroline Freeland Urban Park refresher and importance of the roles of women in planning.

Item 7. FY27 Planning Department Budget Follow-up

Staff Recommendation: Approve updated FY27 Planning Department Budget.

Board Action: Approved Staff recommendation for approval of the Planning Department's updated FY27 Budget for the Administrative Fund.

Motion: Hedrick/Pedoeem

Vote: 5-0

Jason Sartori, Planning Director, offered a multi-media presentation regarding follow-up on the FY27 Planning Department Budget. Mr. Sartori discussed the initial requested FY27 Budget, the changes made to meet the County Executive's recommended budget, and an updated increase. Mr. Sartori also discussed the Tier 1 and Tier 2 Restorations as well as the proposed reductions.

The Board asked questions regarding the cutting of the work program for Diversifying the Economy: Assessing the Future Needs for Industrial Land and Staff, including Bridget Broullire, Deputy Planning Director, offered comments and responses.

The Board also offered comments regarding cybersecurity and Master Plan support funding.

Item 6. Update to climate assessment templates, checklists, and processes (Public Testimony Accepted)

Planning Staff are updating the climate assessment templates, checklists, and processes to reflect updates made in Bill 34-25 that consolidated community resilience, and adaptive capacity into a single category for community climate resilience.

Staff Recommendation: Approve proposed changes to Montgomery Planning's templates, checklists, and processes for climate assessments and appointment of designee.

Board Action: Approved Staff recommendation for approval of the proposed changes to Montgomery Planning's templates, checklists, and process for climate assessments and designation of the Planning Director and the Chief of the Environment and Climate Division as Board designees for climate assessments.

Motion: Hedrick/Pedoeem

Vote: 5-0

Benjamin Berbert, Planner IV, offered a multi-media presentation regarding updates to climate assessment templates, checklists, and processes. Further information can be found in the Staff Report dated April 2, 2026.

Mr. Berbert discussed Staff's proposed changes to Montgomery Planning's templates, checklists, and processes for climate assessments consistent with Bill 34-25 in greater detail; and recommended the designation of the Planning Director and the Chief of the Environment and Climate Division as Board designees for climate assessments.

The Board asked questions regarding whether the length of time provided to produce Climate Assessments was sufficient, if other County agencies produced climate related reports or assessments, and if the designee would apply to ZTAs only.

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

Item 5. Water and Sewer Category Change Requests – Administrative Delegation 2026-2 Group (Public Testimony Accepted)

The Board will review the County Executive’s Administrative Delegation (AD) 2026-2 Group of proposed category map amendments to Montgomery County’s Comprehensive Water Supply and Sewerage Systems Plan.

Staff Recommendation: Transmit Comments to County Executive

Board Action: Approved Staff recommendation for approval to transmit comments to County Executive, as stated in a transmittal letter to be prepared at a later date.

Motion: Hedrick/Pedoeem

Vote: 5-0

Halley Johnson, Planner II, offered a multi-media presentation regarding the Water and Sewer Category Change Requests – Administrative Delegation 2026-2 Group. Further information can be found in the Staff Report dated April 2, 2026.

Ms. Johnson discussed the following category change request listed below:

- WSSCR 26-DAM-01A: 11415 Kingstead Road, Damascus
Staff Recommendation: Approve the Water/Sewer Category Change to W-3 and S-3.

Ms. Johnson gave a brief overview and discussed the water/sewer category change listed above in greater detail.

The Board asked questions regarding location of the current public pumping station, reasoning for water and sewer category change, and projected capacity.

Tim Williamson and Alan Soukup of the Department of Environmental Protection offered comments and responses to the Board’s questions.

Item 10. Legislative Update

HB 1252 Department of Housing and Community Development – Montgomery County Study (MC 19-26)

Staff Recommendation: Informational/Discussion

Board Action: The Board Agreed by consensus to support the bill with amendments.

Jordan Baucum Colbert, Senior Government Affairs Analyst, and Michael Aniton, Acting General Counsel, gave an overview and briefed the Board on Bill HB 1252. Further information on the bills can be found under the Agenda for April 9, 2026.

HB 1252 Department of Housing and Community Development – Montgomery County Study (MC 19-26)

Ms. Baucum Colbert stated the bill requires the Department of Housing and Community Development to conduct a study and make recommendations regarding the availability and affordability of housing in Montgomery County; and generally relating to housing in Montgomery County. This proposed study would build on the Department's work and its collaborative relationship with DHCD to identify actionable recommendations that would help the county overcome the barriers and reach its housing goals.

Ms. Baucum Colbert discussed the amendments to the bill regarding updated dates for interim findings, recommendations, and final report.

The Board asked questions regarding the differences between the work the Planning Department is doing versus the bill and proposed timeframes for the interim findings, recommendations, and final report.

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

The Board also offered suggestions regarding encouraging the report focus more on housing financing and building codes for smaller scale apartments and multi-family housing.

Item 8. Resolution of Adoption for the Clarksburg Gateway Sector Plan

Staff Recommendation: Approve the Resolution of Adoption and transmit to the Full Commission.

Board Action: Approved Staff recommendation for approval of the Resolution of Adoption and transmittal to the Full Commission.

Motion: Hedrick/Pedoeem

Vote: 5-0

Clark Larson, Planner III, offered a multi-media presentation regarding approved Clarksburg Gateway Sector Plan and Resolution of Adoption. Further information can be found in the Staff Report dated March 26, 2026. Mr. Larson discussed the Plan area, vision, concept framework, and the County Council amendments to the Planning Board Draft in greater detail.

The Board offered brief comments regarding the need for continued engagement with potential developers of the Plan area and Staff, including Patrick Butler, Chief of Upcounty Planning, offered comments and responses.

**Item 9. POSTPONED - US 29 BRT – Sligo Creek Parkway to Tech Road
Mandatory Referral (Public Testimony Accepted)**

This item was postponed to April 23, 2026.

Item 11. CLOSED SESSION

According to the 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; §3-305(b)(7), to consult with counsel to obtain legal advice; and §3-305(b)(8) consult with staff, consultants, or other individuals about pending or potential litigation.

Topics to be discussed: Employment matter and potential or pending litigation and possible options.

Board Action: Advice obtained with discussion. See the open session disclosure statement in Summary Section.

Motion: Hedrick/Pedoeem

Vote: 5-0