

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

**Meeting Date:** Thursday, April 23, 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 23, 2026, beginning at 9:25 a.m. and adjourning at 12:35 p.m.

Present were Chair Artie Harris, Vice Chair Josh Linden, and Commissioners Shawn Bartley, James Hedrick (attended virtually from 11:50 a.m. to 12:11 p.m.), and Mitra Pedoeem.

Chair Harris offered brief opening remarks regarding Bring Your Child to Work Day and welcomed all the children in attendance.

Item 4, Item 1, Item 3, and Item 5 were discussed in that order and reported in the attached Minutes.

Item 6 was postponed to April 30, 2026.

There being no further business, the meeting adjourned at 12:35 p.m. The next regular meeting of the Planning Board will be held on Thursday, April 30, 2026, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

*Rachel Roehrich*

Rachel Roehrich  
Technical Writer/Legal Assistant

## MINUTES

### Item 4. Roundtable Discussion

**Board Action:** Receive briefing.

Montgomery Parks Director, Miti Figueredo, offered an interactive multi-media presentation highlighting Bring Your Child to Work Day. Elise Mills, daughter of Matt Mills, Senior Counsel, sat as counsel to the Board for this Item.

Ms. Figueredo asked the children in the audience if they liked climbing trees, playing on playgrounds, playing in streams, arts and crafts, hiking on trails, ice skating, having parties, taking pictures, playing cops and robbers, animals, horses, riding bikes, and skateboarding. After receiving the children's responses for each of the topics Ms. Figueredo also highlighted the different positions within Montgomery Parks including tree climbers, playground designers, aquatic scientists, exhibit artists, trail planners, skate instructors and Zamboni drivers, event planners, Park photographers, Park Police Officers, nature center programmers, barn managers, mountain bike experts, and skate instructors the children could be when they grew up.

**Item 1. Preliminary Matters**

**A. Adoption of Resolutions**

1. Paramount Self Storage, Sketch Plan No. 320260010 – MCPB No. 26 – 21
2. Paramount Self Storage, Site Plan No. 820260040 – MCPB No. 26 – 22
3. Paramount Self Storage, Forest Conservation Plan No. F20240710 – MCPB No. 26-23
4. Flintridge Lot 14, Block “A”, Forest Conservation Plan Amendment No. F20241060 – MCPB No. 26-27

**Board Action:** Adopted the Resolutions above, as submitted.

**Motion:** Pedoeem/Linden

**Vote:** 5-0

5. Iglesia De Cristo Mi El Maryland, Preliminary Plan No.120220040 - MCPB No. 26- 24
6. Iglesia De Cristo Mi El Maryland, Forest Conservation Plan No. F20260290 – MCPB No. 26-25
7. Shady Grove Dash In, Forest Conservation Plan No. F20260360 – MCPB No. 26-26

**Board Action:** Adopted the Resolutions above, as submitted.

**Motion:** Hedrick/Linden

**Vote:** 4-0-1

**Other:** Commissioner Pedoeem abstained due to being necessarily absent for the original vote.

**B. Approval of Minutes**

1. Minutes for March 27, 2026

**Board Action:** Approved the Meeting Minutes for March 27, 2026.

**Motion:** Hedrick/Linden

**Vote:** 3-0-2

**Other:** Commissioners Bartley and Pedoeem abstained due to being necessarily absent for the March 27, 2026 meeting.

2. Minutes for April 9, 2026
3. Closed Session Minutes for April 9, 2026
4. Minutes for April 16, 2026

**Board Action:** Approved the Open Session Meeting Minutes for April 9, 2026 and April 16, 2026, as well as the Closed Session Minutes for April 9, 2026.

**Motion:** Hedrick/Linden

**Vote:** 5-0

### **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)**

**21927 Greenbrook Drive Administrative Subdivision Plan No. 620260100, Regulatory Extension Request No. 2:** Request to extend the regulatory review period until July 13, 2026.

**11701 Prices Distillery Road, Preliminary Plan No. 120260040, Regulatory Extension Request No. 1:** Request to extend the regulatory review period until October 22, 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 5. US 29 BRT – Sligo Creek Parkway to Tech Road Mandatory Referral (Public Testimony Accepted)**

**Staff Recommendation:** Approve the Mandatory Referral and transmit comments to MCDOT.

**Board Action:** Approved Staff recommendation to transmit comments to the Montgomery County Department of Transportation with additional comments discussed during the meeting, as stated in a transmittal letter to be prepared at a later date.

**Motion:** Hedrick/Linden

**Vote:** 5-0

Eli Glazier, Transportation Planner III, offered a multi-media presentation regarding the Mandatory Referral for US 29 BRT – Sligo Creek Parkway to Tech Road. Further information can be found in the Staff Report dated April 9, 2026 and posted to the Agenda for April 23, 2026.

Mr. Glazier stated the Montgomery County Department of Transportation (MCDOT) is proposing to construct median running Bus Rapid Transit (BRT) lanes for approximately five miles along US-29 (Colesville Road/Columbia Pike) from Sligo Creek Parkway to Tech Road. Mr. Glazier noted the project includes one-lane and two-lane median-running BRT lanes, the relocation of four BRT stations (two at Four Corners and two at Burnt Mills), and transit signal priority at 16 intersections. Mr. Glazier also noted that although the project calls for improved pedestrian and bicycle mobility and safety along the corridor, this specific design effort is focused solely on the transit component and gave an overview of the improvements and history of the project.

Nino Ranjo of MCDOT continued with the multi-media presentation and discussed the program overview, US 29 Flash BRT Phase 1 and Phase 2, and the project elements for Phase 2. Mr. Ranjo also discussed the existing and conceptual cross sections for the Franklin to I-495 section, the Four Corners section, the Burnt Mills Shopping Center section, the Four Corners to Stewart Lane section, and the Stewart Lane to Industrial Parkway section. Mr. Ranjo gave an overview of the proposed intersection modifications and discussed existing ridership, travel times, potential bike/pedestrian enhancements, station accessibility, and potential bike/pedestrian improvements to the Crestmoor to Northwest Branch area.

Mr. Ranjo also discussed the community engagement performed thus far and gave an overview of the feedback themes and potential areas to reduce the impacts of the proposal, including Burnt Mills Auto, Burnt Mills East Special Park, and the CVS in the Four Corners area. Lastly, Mr. Ranjo discussed the project schedule.

Mr. Glazier gave an overview of the Mandatory Referral analysis and discussed Master Plan consistency as well as Staff's comments and recommendations in greater detail. The following offered testimony:

In Person:

James Williamson (Individual)  
Sharon Canavan (North Four Corners Civic Association)  
Erkan Polat (Individual)  
John Holden (Individual)  
Howard Feldman (Southeast Hebrew Congregation)

Virtual via Teams:

Jose Masini Torres (Woodmoor-Pinecrest Citizens Association)  
Carolina Paladines (Individual)  
Bill Pugh (Coalition for Smarter Growth)  
Harriett Quinn (Individual)

The Board asked questions regarding the proposed southbound lane for the Franklin to I-495 section, BRT northbound lane positioning for Franklin to I-495, southbound timing differences for Franklin to I-495, reasoning for not taking additional right-of-way for the Franklin to I-495 section, whether lanes will be reduced in the Four Corners section and potential impacts in that area, the southbound left turn lane for the Burnt Mills Shopping Center section, estimated travel time changes, reasoning for not expanding sidewalks into Burnt Mills East Special Park, whether funding for construction has been secured, bike storage on Flash buses, operating patterns between the Flash Blue and Flash Orange Lines, whether utility poles will need to be relocated, potential expected daily boarding at Burnt Mills shopping center, if the dedicated BRT will operate all day, anticipated ridership percentage, the usage of concrete transit buffers, potential construction-related impacts to small businesses, and reasoning as to why the Median Managed Lanes option was not advanced.

Staff, including Jason Sartori, Planning Director and Dave Anspacher, Chief of the Transportation Division, offered comments and responses to the Board's questions. Nino Ranjo and Jamie Henson of MCDOT offered comments and responses to the Board's questions.

The Board held further discussion regarding crosswalks and curb ramps, encouraging Montgomery Parks and MCDOT to re-examine the expansion of sidewalks onto the Burnt Mills East Special Park property, the usage of concrete transit barriers, and potential near-term improvements to enhance transit service. Staff from Planning and MCDOT offered comments and responses.

Planning Staff suggested adding additional comments to the transmittal letter including: adding vertical separation between the travel lanes and the sidepath proposed on the east side of US-29 between Crestmoor Drive and the Northwest Branch, potentially widening the sidewalk on the east side of US-29 north of the Northwest Branch, ensuring all crosswalks and curb ramps are directly parallel to the direction of

pedestrian travel, and advancing near-term improvements on US 29 corridor in advance of Phase 2 implementation.

**Item 6. POSTPONED - Briefing on the Demographic Characteristics of Children in Montgomery County.**

This item was postponed to April 30, 2026.