



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES

The Montgomery County Planning Board met in regular session on Thursday, April 1, 2010, at 9:00 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 3:05 p.m.

Present were Chairman Royce Hanson, Vice Chair Marye Wells-Harley, and Commissioners Joe Alfandre, Norman Dreyfuss and Amy Presley.

Items 1 through 6 and Item 9 are reported on the attached agenda.

Items 7 and 10 were postponed.

Items 8 and 11, Closed Session items, were taken up at the end of the meeting.

In compliance with §10-509(c)(2), State Government Article, Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 12:15 p.m. in the third floor conference room on motion of Commissioner Presley seconded by Vice Chair Wells-Harley, with Chairman Hanson, Vice Chair Wells-Harley, and Commissioners Alfandre, Dreyfuss and Presley present and voting in favor of the motion. The meeting was closed under authority of §10-508(a)(3), State Government Article, Annotated Code of Maryland, to consider acquisition of real property for a public purpose, and §10-508(a)(1), State Government Article, Annotated Code of Maryland, to discuss personal matter that affects one or more employees.

Also present for the Closed Session were Executive Director Patti Colihan Barney; acting Secretary Treasurer Alfred Warfield; General Counsel Adrian Gardner; Associate General Counsels Carol Rubin, Derrick Rogers, and Tonya Miles of the Legal Department; Jasmine Prepetit and Holly Sun of the Human Resources Department; Director Mary Bradford, Deputy Director Michael Riley, Gene Giddens, Mary Ellen Venzke, Karen Warnick, Mitra Pedoeem, Dominic Quattrocchi, April O'Neal, and Bill Gries of the Parks Department; Joyce Garcia and Clara Moise of the Commissioners' Office.

In Closed Session the Board received briefing and discussed budget issues, and the acquisition of park property.

The Closed Session meeting was adjourned at 3:05 p.m. and the Board reconvened in open session in the third floor conference room.

There being no further business, the meeting was adjourned at 3:05 p.m. The next regular meeting of the Planning Board will be held Monday, April 5, 2010, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Technical Writer

Montgomery County Planning Board Meeting
Thursday, April 1, 2010, 9:00 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

1. Consent Agenda

***A. Adoption of Resolutions**

1. Metro Plaza Silver Spring - Preliminary Plan No. 120090380 - ADOPTION OF MCPB RESOLUTION No. 10-34
2. Sullivan Property - Preliminary Plan No. 120100060 - ADOPTION OF MCPB RESOLUTION No. 10-37
3. Spring Meadows - Preliminary Plan No. 120090200 - ADOPTION OF MCPB RESOLUTION No. 10-36
4. Duck's End – Preliminary Plan No. 120060810 – ADOPTION OF MCPB RESOLUTION No. 09-152

BOARD ACTION

Motion: **PRESLEY/WELLS-HARLEY**

Vote:

Yea: 5-0

Nay:

Other:

Action: Adopted the Resolutions cited above.

***B. Records Plats**

Subdivision Plat No. 220100340, Edgewood

R-60 zone, 1 lot; located on the north side of Glenwood Road, 350 feet east of Irvington Avenue; Bethesda-Chevy Chase.

Staff Recommendation: Approval

Subdivision Plat No. 220080460 – 220080470, Evans Parkway Local Park

R-60 zone, 1 parcel; located in the northeast quadrant of the intersection of Evans Parkway and Georgia Avenue (MD 97); Kensington-Wheaton.

Staff Recommendation: Approval

BOARD ACTION

Motion: WELLS-HARLEY/PRESLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Record Plats cited above.

***C. Other Consent Items**

1. Extension Request for Project Plan Amendment Review No. 92004006B, Ripley Street North, CBD-1 zone; 1.6012 acres; amendment; add 68 dwelling units, change building footprint, enlarge parking deck, revise date table, add green roof, removal of the east park and replace with proposed building, grading changes; located on Ripley Street, approximately 500 feet west of Georgia Avenue; Silver Spring

Staff Recommendation: Approval of the Extension Request

2. Preliminary Plan 11993043A, Piney Springs Farm, Lots 15 and 16, Block A Minor Amendment, RE-2 zone; 4.45 acres; request to amend the alignment of a previously recorded ingress/egress easement for a shared driveway; located In the southeast corner of the intersection of Piney Meetinghouse Road and Glen Road; Potomac.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: PRESLEY/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: 1. Approved the Extension Request for Project Plan Amendment Review for Ripley Street North.

2. Approved the request to amend the alignment of a previously recorded ingress/egress easement for a shared driveway for Piney Springs Farm Preliminary Plan, Lots 15 and 16, Block A Minor, subject to conditions.

***D. Approval of Minutes**

Minutes of February 25, 2010 and March 1, 2010.

BOARD ACTION

Motion: WELLS-HARLEY/PRESLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved the minutes of February 25, and March 1, 2010, as presented.

2. Approve White Flint Sector Plan - Montgomery County Planning Board Resolution of Adoption

Staff Recommendation: Approve Resolution of Adoption for Transmission to Full Commission

BOARD ACTION

Motion: PRESLEY/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Following a brief presentation by Community-Based Planning staff approved the Resolution of Adoption of the White Flint Sector Plan for transmission to The Maryland-National Capital Park and Planning Commission.

3. Worksession Green Space Guidelines for the Silver Spring CBD

Staff Recommendation: Approve Draft Document for Final Publication

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by Board discussion.

Development Review and Community-Based Planning staff offered a multi-media presentation of the report on the Green Space Guidelines for the Silver Spring Central Business District and requested Board approval of the draft report for final publication.

Chairman Hanson instructed staff to solicit public comments by Friday April 30 and set the public hearing for the last Friday in May.

Messrs. Robert Hilllerson of Wayne Avenue, Theo Margas of Spring Street, and Arnold Kohn of Tower Oaks Boulevard offered testimony.

Legal Counsel to the Board offered comments regarding the purpose and applicability of the proposed guidelines and noted that legal staff will work with Development Review and Community-Based Planning staff to finalize the report.

There followed extensive Board discussion and questions to staff.

4. Worksession No. 2 - Purple Line Functional Plan - POSTPONED

Review draft plan reflecting Planning Board decisions in Worksession No. 1.

Staff Recommendation: Transmit Planning Board Draft Plan to County Council and Executive

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This item was postponed.

5. Pre-Preliminary Plan 720090100, MDR – Friends Aplenty

RDT zone; 190.26 acres; one 19.9-acre lot requested for 1 one-family detached residential dwelling unit which is existing and will remain; located on Bucklodge Road, 960 feet north of Darnestown Road (MD 28); Agricultural and Rural Open Space.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval subject to conditions.

Development Review staff presented the request to create one lot for a one-family detached residential dwelling unit on a 19.9-acre property located on Bucklodge Road. Staff discussed the proposed request and noted that the applicant is asking for the Board’s guidance regarding the submission of a preliminary plan. Staff also added that the proposed request is in accordance with the Agricultural and Rural Master Plan.

Ms. Patricia Monday and Ms. Patricia Smith, the applicants, concurred with the staff recommendation.

6. Preliminary Plan 120100090, Pilgrim Springs

R-90; 4.92 acres; 6 lots requested for 5 new one-family detached residential dwellings and an existing place of worship; located in the southwest quadrant of the intersection of Briggs Road and Layhill Road; Aspen Hill.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: WELLS-HARLEY/DREYFUSS

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval, subject to revised conditions, as stated in the attached Board Resolution.

Development Review staff presented the request to create six lots for five new one-family detached residential dwellings and an existing place of worship on a 4.92-acre property located in Aspen Hill. Staff briefly discussed the proposed request and noted that the request is in compliance with the subdivision regulations. Staff also distributed a list of revised conditions.

Ms. Patricia Harris, attorney for the applicant, introduced Ms. Nancy Fey, Chair of the Pilgrim Church Board of Trustees, and Mr. Kevin Johnson, Engineer, members of the applicant’s team, and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff and the applicant’s representative.

9. Worksession: Water Resources Functional Plan

- A. Staff Memo
- B. Marked Up Public Hearing Draft Plan
- C. Marked Up Appendix to Public Hearing Draft Plan

Review of markup changes to the Public Hearing Draft

Staff Recommendation: 1. Review and Approve Markup Changes to the Public Hearing Draft Water Resources Functional Plan; and 2. Approve Transmittal to the County Executive and County Council as the Planning Board Draft

BOARD ACTION

Motion: 1. PRESLEY/WELLS-HARLEY
 2. PRESLEY/WELLS-HARLEY

Vote:
 Yea: 1. 4-0
 2. 4-0

Nay:

Other: 1. DREYFUSS ABSTAINED
 2. DREYFUSS ABSTAINED

Action: 1. Approved staff recommendation to approve the markup changes to the Public Hearing Draft Water Resources Functional Plan.
 2. Approved staff recommendation to transmit the Public Hearing Draft Water Resources Functional Plan to the County Executive and the County Council as the Planning Board Draft.

Environmental Planning staff briefly discussed the pending issues not discussed at the last worksession of the Public Hearing Draft Water Resources Functional Plan followed by Board discussion and questions to staff.

At the Board’s request, Mr. Alan Soukup of the Department of Environmental Protection offered comments.

Chairman Hanson noted that the Board is recommending that staff makes it clear that the Water and Sewer Plan explicitly restricts the use of sand mounds and supports the use of alternative technologies to further the objective of the Plan, which is promoting agriculture. Chairman Hanson also added that the issue of sand mounds has not been included in the Water and Sewer Plan in the last thirty years, and including it in the Water Resources Functional Plan will force the County Council to address the issue.

Commissioner Dreyfuss abstained, stating that it is not clear to him why the Board is making these recommendations.

10. Briefing: Park Naming Policy – POSTPONED

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:
 Yea:

Nay:

Other:

Action: This item was postponed.

7. Roundtable Discussion - **POSTPONED**

- Budget Update

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This item was postponed.

8. Closed Session

Pursuant to Annotated Code of Maryland, State Government Article, Section 10-508 (a) (3) to consider acquisition of real property for a public purpose

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

11. Closed Session – **ADDITION**

Pursuant to Annotated Code of Maryland, State Government Article Section 10-508(a)(1) (to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of Commission appointees, employees, or officials; or to discuss any other personnel matter that affects 1 or more specific employees.)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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