



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 7, 2011, at 9:11 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 5:10 p.m.

Present were Chair Françoise M. Carrier, Vice Chair Marye Wells-Harley, and Commissioner Joe Alfandre. Commissioner Amy Presley was necessarily absent. Commissioner Norman Dreyfuss joined the meeting at 9:20 a.m., during discussion of Item 2.

Items 1, 2, 4, 11, and 3, taken up in that order, are reported on the attached agenda.

The Board recessed at 11:20 a.m. for lunch and to take up Item 6 in Closed Session.

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 12:55 p.m. in the third floor conference room, on motion of Vice Chair Wells-Harley, seconded by Commissioner Alfandre, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Alfandre and Dreyfuss present and voting in favor of the motion, and with Commissioner Presley absent. The meeting was closed under authority of §10-508(a)(3), State Government Article, Annotated Code of Maryland, to consider the acquisition of real property for a Commission purpose and matters directly related thereto.

Also present for all or part of the Closed Session were Associate General Counsel Derrick Rogers of the Legal Department; Director Mary Bradford, Deputy Director Gene Giddens, Bill Gries, April O'Neal, Mitra Pedoeem, Dominic Quattrocchi, and Brenda Sandberg of the Parks Department; and Ellyn Dye of the Commissioners' Office.

In Closed Session, the Board discussed the proposed designation of property as a Natural Resource Protection Area under the Legacy Open Space Master Plan and acquisition of the property as an addition to Blockhouse Point Conservation Park.

The Closed Session was adjourned at 1:14 p.m.

The Board reconvened in the auditorium at 2:00 p.m.

Items 4 (continuation), 5, and 7 are reported on the attached agenda.

MCPB, 4-7-11, APPROVED

Item 8 was postponed, and Item 10 was cancelled.

There being no further business, the meeting was adjourned at 5:10 p.m. The next regular meeting of the Planning Board will be held Thursday, April 14, 2011, in the Montgomery Regional Office in Silver Spring, Maryland.

Ellyn Dye
Technical Writer

M. Clara Moise
Technical Writer

Montgomery County Planning Board Meeting
Thursday, April 7, 2011, 9:00 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

1. Consent Agenda

***A. Adoption of Resolutions**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Resolutions submitted for adoption.

***B. Record Plats**

1. Subdivision Plat No. 220100690, Potomac Park Estates; RDT zone, 2 lots; located on the east side of Montevideo Road, approximately 2,000 feet south of Sugarland Road; Agriculture and Rural Open Space.

Staff Recommendation: Approval

2. Subdivision Plat No. 220100920, Bauer Tract; I-1 zone, 1 parcel; located on the west side of Oakmont Avenue, 400 feet north of Shady Grove Road; Shady Grove.

Staff Recommendation: Approval

3. Subdivision Plat No. 220110280 – 220110290, Hoyles Mill Village; R-200 zone, 3 parcels; located in northwest quadrant of the intersection of Ashleigh Green Road and Richter Farm Road and in the northwest quadrant of the intersection of Bear Creek Drive and Schaeffer Road; Germantown.

Staff Recommendation: Approval

4. Subdivision Plat No. 220110680, West Chevy Chase Heights; R-60 zone, 1 lot; located on the south side of Maple Avenue, 350 feet east of Maryland Avenue; Bethesda-Chevy Chase.

Staff Recommendation: Approval

BOARD ACTION

Motion: WELLS-HARLEY/ALFANDRE

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS, PRESLEY ABSENT

Action: Approved the Record Plats as stated above.

***C. Other Consent Items**

[Extension Request: Project Plan Amendment Review No. 92002002B, Martens Property](#); RMX-2 zone; 26.48 acres; Amendment to improve the property with 922,651 square feet of mixed-use residential and retail development, including 170 townhouses, 286 multi-family and 13,984 square feet of retail; located at the southwest quadrant of the intersection with Wisteria Drive and Waters Road; Germantown

Staff Recommendation: Approval of Extension

BOARD ACTION

Motion: ALFANDRE/WELLS-HARLEY

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS, PRESLEY ABSENT

Action: Approved the staff recommendation to extend the review period for the cited Project Plan to July 6, 2011.

***D. Approval of Minutes**

Minutes of February 17, 2011

BOARD ACTION

Motion: WELLS-HARLEY/ALFANDRE

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS, PRESLEY ABSENT

Action: Approved the minutes of February 17, 2011, as presented.

2. **[Takoma/Langley Crossroads Planning Board Draft Plan](#)**

Discussion of Zoning Recommendations

BOARD ACTION

Motion: ALFANDRE/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: PRESLEY ABSENT

Action: Approved the staff recommendation to transmit the revised Planning Board Draft Sector Plan to the County Council.

Planning Department staff reviewed proposed changes to the zoning recommendations in the Takoma/Langley Crossroads Draft Sector Plan, noting that the County Council requested that pending master plans be updated to incorporate the proposed changes to the CR Zones. Staff proposes replacing the recommended CR Zone with the CRT (Town) Zone throughout the Sector Plan.

Mr. Bob Harris, attorney representing the Takoma Langley Coalition, spoke in support of the recommended zoning changes.

3. [Briefing on 2010 Montgomery County Revenue Authority's Annual Report](#)

Presentation by the Revenue Authority on the operation of the Commission's golf courses

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing and discussed.

Mr. Keith Miller, Executive Director of the Revenue Authority, provided the annual briefing to the Board on the operation of the Commission's golf courses, including rounds played; pricing, including new pricing programs; changes in the instruction program; and the increasing focus on the environment, such as conversion to warm-season grasses and reduction of chemical use. Mr. Miller noted that all nine golf courses have been designated as Groundwater Guardian Green Sites, under a national program developed by the Groundwater Foundation. Little Bennett Golf Course was the first facility of any kind to earn that designation in Maryland.

In discussion, Mr. Miller responded to questions from the Board about efforts to reach new golfers, including minorities and women, and the general preference for 9-hole over 18-hole courses.

4. **Roundtable Discussion**

1. Overview of the Department of Parks' CIP Process and tentative schedule for the FY13-18 CIP

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing and discussed.

Parks Department staff presented an overview of the Parks Capital Improvements Program (CIP) process, including factors considered in developing the CIP, funding sources, types of projects,

Planning Board criteria, anticipated parameters, opportunities for public participation, and preparation schedule for the FY 13-18 CIP, which is due to the County Council November 1, 2011.

There followed considerable discussion of funding and debt service for CIP projects and changes in projects and priorities over time.

11. [Request for an Amendment and Supplemental Appropriation to the Pollution Prevention and Repairs to Ponds and Lakes PDF of the Park Commission's FY11-16 CIP](#)

Staff Recommendation: Approval to Transmit to Council

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: PRESLEY ABSENT

Action: Approved the staff recommendation to transmit the request for an amendment and supplemental appropriation for the Parks Department's FY11-16 Capital Improvements Program (CIP) to the County Council.

Parks Department staff presented a request for an amendment and supplemental appropriation for \$1,620,000 to the Pollution Prevention and Repairs to Ponds and Lakes Project Description Form of the Parks Department's FY11-16 Capital Improvements Program (CIP), as detailed in the staff report. Staff noted that State Highway Administration (SHA) has agreed to reimburse the funds for improvements to two stormwater management facilities in the park system that discharge into Rock Creek as part of the environmental stewardship program related to the construction of the Intercounty Connector (ICC). In order to spend funds for those projects, the PDF must be amended and the funds appropriated through the CIP.

6. Closed Session

Pursuant to State Government Article Annotated Code of Maryland §10-508(a)(3) to consider the acquisition of real property for a Commission purpose and matters directly related thereto

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

5. Glenallan Elementary School Modernization - Mandatory Referral # 2011202-MCPS-1

A. Forest Conservation Plan

Staff Recommendation: Approval with Conditions

B. Mandatory Referral

Staff Recommendations: Transmit comments to Montgomery County Public Schools (MCPS)

BOARD ACTION

**Motion: A. DREYFUSS/WELLS-HARLEY
B. DREYFUSS/WELLS-HARLEY**

Vote:

**Yea: A. 4-0
B. 4-0**

Nay:

Other: PRESLEY ABSENT

Action: A. Approved staff recommendation for approval of the forest conservation plan, subject to conditions, as stated in the attached Board Resolution.

B. Approved staff recommendation to transmit comments to Montgomery County Public Schools, as stated in the attached transmittal letter.

In keeping with the March 23 and 26 technical staff reports, Planning Department staff offered a multi-media presentation of the request to transmit comments to the Montgomery County Public Schools (MCPS) regarding the proposal to modernize the existing Glenallan elementary school. Staff noted that the proposed project entails the demolition of the existing school and construction of a new school on the same site. Staff noted that any future improvements to the school will require a new

traffic study if these improvements will increase the school's student core capacity beyond the existing 740 students.

Staff also discussed the forest conservation plan for the proposed project and noted that staff has discussed with MCPS representatives the requirements for additional planting and maintaining the existing plantings.

At the Board's request, Messrs. Joseph Derosa and Kevin McPartland representing MCPS offered comments.

7. Board of Appeals No. S-2801: Mary Emah

Applicant requests a special exception for daycare for persons with disabilities to use for a home care office & after school program; R-90 zone; located at 3060 Fairland Road, Silver Spring

Staff Recommendation: Approval & transmit comments
(Action Required for Hearing by the Hearing Examiner on 4/18/11)

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: PRESLEY ABSENT

Action: Approved staff recommendation for approval and to transmit comments to the Hearing Examiner, as stated in the attached transmittal letter.

In keeping with the March 28 technical staff report, Planning Department staff offered a multi-media presentation of a special exception day care request for persons with disabilities. Staff noted that the applicant's home will be used as a home care office and after school program will also be provided by the applicant and two employees. Staff also noted that the property is located on Fairland Road in Silver Spring and five parking spaces are required for the proposed use, therefore the applicant is requesting a parking waiver because there are more than three parking spaces.

The following speakers offered testimony: Messrs. Thomas Derwood, Bob Miller, and Brian Donaldson representing the Calverton Citizens Association; and Mr. Frank Cockrell of Taney Drive.

There followed a brief Board discussion with questions to staff, the applicant, and the speakers.

8. [Enforcement Hearing; Montgomery County Planning Department v. Michael & Linda Sandler - POSTPONED](#)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **This item was postponed.**

10. **Budget Update: Response to Montgomery County Government - CANCELLED**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **This item was cancelled.**

4. **Roundtable Discussion (continuation)**

1. Transportation Policy Area Review (TPAR) - **CANCELLED**
2. Parking Policy Study
3. Transit Task Force and BRT (Bus Rapid Transit)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Parking Policy Study Update - Planning Department staff briefed the Board on the status of the parking policy study and noted that the consultant's recommendations were developed with inputs from various stakeholders, Planning Department staff, and Montgomery County Department of Transportation staff. Staff also noted that this study is in conjunction with the on-going zoning rewrite.

3. Transit Task Force and Bus Rapid Transit (BRT) - Planning Department staff briefed the Board on the Transit Task Force milestones and proposed schedule, and the Bus Rapid Transit (BRT) Report. Staff noted that the Transit Task Force will have a report ready for discussion of specific proposals and adoption of an initial report in July 2011, and the BRT Limited Amendment draft report will also be ready in July 2011 and will include White Flint, Wheaton, Kensington, Chevy Chase Lake, Takoma Langley, Government Services South Campus (GSSC), and East County Science Center (ECSC).

There followed extensive Board discussion and questions to staff.

Chair Carrier noted that it will be necessary to update the Master Plan of Highways.

9. Joint Public Forum for the Department of Parks and Department of Recreation's Proposed FY13-18 CIP

(Public Testimony Limited to Two Hours Total)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by testimony.

The following speakers offered testimony: Mr. Cherian Eapen representing Montgomery County Cricket Association; Mr. Raman Vijay of Perose Street; Ms. Anita Powell of Douglas Avenue; Ms. Michele Riley representing Woodmoor/Pinecrest Citizens Association; Mr. Brian Morrissey representing Northwood/Four Corners Civic Association; Mr. Todd Bauer of Warrior Brook Drive; Mr. Austin Steo representing Trail Conservancy; Mr. Joe Fritsch of Buehler Road; Ms. Rana Koll-Mandel representing Montgomery County Sustainable Community Food System Initiative; Mr. Eric Schneider of Bluff Terrace; Mr. Ron Welke representing Mac Volleyball; Ms. Fiona Morrissey of Edgewood Avenue; and Ms. Joy Rafey representing the Down County Recreation Center.