



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

APPROVED
MINUTES

Following a bus tour of the City of Takoma Park, the Montgomery County Planning Board met in regular session on Thursday, April 9, 2009, at 12:09 p.m. in the third floor conference room of the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:50 p.m.

Present were Chairman Royce Hanson and Commissioners Joe Alfandre and Jean Cryor. Commissioner Amy Presley joined the meeting at 1:05 p.m. Vice Chair John Robinson was necessarily absent.

The Board recessed at 12:10, to join the Prince George's County Planning Board, via teleconference, in a meeting of The Maryland-National Capital Park and Planning Commission, to adopt Amended Resolution MNCPPC No. 08-20-A, as reported on the attached agenda.

The Board reconvened in the third floor conference room at 12:17 p.m. and took up Item 10-E, MRO Cost Analysis. Parks Department staff briefed the Board on the estimated operating budget impact of remaining in the Montgomery Regional Office, compared to the budget impact of constructing and occupying the planned new headquarters building, SilverPlace. The Board then took up Item 11 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 1:00 p.m. in the third floor conference room, on motion of Commissioner Alfandre, seconded by Chairman Hanson, with Chairman Hanson and Commissioners Alfandre and Cryor present and voting in favor of the motion. Commissioner Presley joined the meeting at 1:05 p.m. Vice Chair Robinson was necessarily absent. The meeting was closed under authority of §10-508(a)(14), State Government Article, Annotated Code of Maryland, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal before the contract is awarded or bids are opened, if public discussion or disclosure would adversely impact the ability of the Commission to participate in the competitive bidding or proposal process.

Also present for the Closed Session were Associate General Counsels Derrick Rogers and Carol Rubin of the Legal Department; Director Rollin Stanley and Alison Davis of the Planning Department; Director Mary Bradford and Dan Hertz of the Parks Department; and Ellyn Dye of the Commissioners' Office.

In Closed Session, the Board received a briefing and provided guidance to staff on partnership proposals for the SilverPlace project.

The Closed Session was adjourned at 1:43 p.m. and the Board reconvened in open session in the third floor conference room.

The Board reconvened in the auditorium at 1:50 p.m. with the same four Commissioners present.

Items 1-4 and 6-10 are reported on the attached agenda. Items 5 and 12 were postponed.

There being no further business, the meeting was adjourned at 4:50 p.m. The next regular meeting of the Planning Board will be held Thursday, April 16, 2009, in the Montgomery Regional Office in Silver Spring, Maryland.

Ellyn Dye
Technical Writer

Montgomery County Planning Board Meeting
Thursday, April 9, 2009
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

MEETING OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

13. Full Commission Resolution -ADDED

DRAFT RESOLUTIONS MNCPPC No. 08-20-A, PGCPB No. 08-181A

BOARD ACTION

Motion: ALFANDRE/CAVITT

Vote:

Yea: 7-0

Nay:

Other: PRESLEY, ROBINSON, AND SQUIRE ABSENT

Action: Adopted Resolution MNCPPC No. 08-20-A, as presented.

During a brief recess, the Board joined the Prince George's Planning Board, via teleconference, in a meeting of The Maryland-National Capital Park and Planning Commission, to take action on an amended Commission Resolution related to a land sale and exchange with the University of Maryland.

5. Closed Session -POSTPONED

In accordance with State Government Article, Section 10-508(a)(7), State Government Article, Annotated Code of Maryland, to consult with counsel to obtain legal advice

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This item was postponed.

11. Closed Session -ADDED

Pursuant to Maryland Annotated Code, State Government Article, Section 10-508(a)(14), discussion of anticipated proposal for SilverPlace.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

1. Adoption of Opinions/Resolutions

A. Woodstock Equestrian Park, Forest Conservation Plan No. PP2003001, ADOPTION OF MCPB RESOLUTION No. 09-38

B. Bonifant Plaza Project Plan No. 920070060, ADOPTION OF MCPB RESOLUTION No. 09-33

C. Bonifant Plaza Preliminary Plan No. 120070190, ADOPTION OF MCPB RESOLUTION No. 09-31

D. ICC Limited Function Master Plan, ADOPTION OF MCPB RESOLUTION No. 09-32

BOARD ACTION

Motion: PRESLEY/HANSON

Vote:

Yea: 3-0

Nay:

Other: ROBINSON ABSENT; ALFANDRE TEMPORARILY ABSENT

Action: Adopted the Resolutions cited above.

2. Record Plats

Subdivision Plat No. 220090030 - 220080040, Dorsey Hills

RE-2 zone; 3 lots; located on the north side of Norwood Road, approximately 750 feet east of Crimson Spire Court. Cloverly.

Staff Recommendation: Approval

Subdivision Plat No. 220090640, Overlook Hill

RE-2 zone; 2 lots; located on the south side of Huntmaster Road, approximately 1,700 feet east of Goshen School Road. Agriculture and Rural Open Space.

Staff Recommendation: Approval

BOARD ACTION

Motion: PRESLEY/HANSON

Vote:

Yea: 3-0

Nay:

Other: ROBINSON ABSENT; ALFANDRE TEMPORARILY ABSENT

Action: Approved the Record Plats cited above.

3. Consent Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Consent Items.

4. Approval of Minutes

- February 23rd, 2009
- February 16th, 2009

BOARD ACTION

Motion: PRESLEY/CRYOR

Vote:

Yea: 3-0

Nay:

Other: ROBINSON ABSENT; ALFANDRE TEMPORARILY ABSENT

Action: Approved the Minutes as presented.

12. Ten Mile Creek Stream Valley Park

Authorization to acquire 96.985 acres, unimproved, from Jamison 427 Land Company, located southeast of Slidell Road, north of west Old Baltimore Road, Boyds, Maryland, 20841

Staff recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This item was postponed.

6. [Takoma/Langley Crossroads Sector Plan](#) -

Project Update and Discussion of Preliminary Recommendations
(No Public Testimony will be Taken)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Community-Based Planning staff made a presentation of key issues and initial recommendations for the Takoma/Langley Crossroads Sector Plan, including quality of life, land use, transportation, urban design, parks, environmental, and implementation.

7. **Petition to apply to the Maryland Agricultural Land Preservation Foundation (MALPF)- POSTPONED**

Petition to apply to the Maryland Agricultural Land Preservation Foundation (MALPF) for an agricultural easement (96.03 acres) Lonnie and Mina Luther, 10701 Bethesda Church Road, Damascus, Maryland 20878 RDT Zone Preservation of Agriculture and Rural Open Space Master Plan

Staff recommendation: Transmit Comments to Montgomery County Council

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This item was postponed.

8. [Proposed Dedicated Soccer Field at Aberdeen Local Park](#)

Proposed Dedicated Soccer Field at Aberdeen Local Park in the Name of Jeff Kauffman.
Staff recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other: ROBINSON ABSENT

Action: By unanimous consent, approved the staff recommendation to dedicate and rename the soccer field at Aberdeen Local Park in the name of Jeffery Kauffman.

Following introductory remarks by Parks Department staff, in keeping with the staff report, Mr. Frank Stelling and Mr. Uriel Perlman of Gaithersburg presented their request to dedicate and rename the soccer field at Aberdeen Local Park in the name of Jeffery Kauffman for his many contribution to girls' soccer in Montgomery County for over twenty years.

Mr. Gary Wheeler, representing Montgomery Soccer, Inc., spoke in support of the proposal.

9. [Program Briefing: County Executive's Recommended Budget Adjustments for FY10 Parks CIP](#)

Review County Executive's recommended budget adjustments for FY10 Parks CIP projects.

BOARD ACTION

Motion: PRESLEY/ALFANDRE

Vote:

Yea: 4-0

Nay:

Other: ROBINSON ABSENT

Action: Approved the staff recommendation.

Parks Department staff presented the County Executive's recommended budget adjustments for the FY10 Parks Capital Improvements Program and discussed staff's proposal to recommend retaining \$135,000 of the proposed \$335,000 in budget reductions and redistributing the reductions across several projects, as detailed in the staff report.

10. Roundtable Discussion

- A. Commissioners' Reports
- B. Director's Reports
- C. County Council Activity
- D. FY 10 Operating Budget Issues
- E. MRO Cost Analysis
- F. Amended Athletic Field Use Permit Policy -**ADDED**
- G. North County Maintenance Depot Site Selection

BOARD ACTION

Motion: F. PRESLEY/HANSON

Vote:

Yea: F. 4-0

Nay:

Other: ROBINSON ABSENT

Action: F. Approved the staff recommendation to approve the amended Athletic Field Use Permit Policy, as presented and as stated in the attached.

A. Commissioners' Reports—None.

B. Director's Reports—Director of Parks Mary Bradford provided highlights of recent activities in the parks.

C. County Council Activity—Chairman Hanson reported that the Council Committee on Planning, Housing, and Economic Development (PHED) is scheduled to take up the Park and Planning budgets on the next three Mondays.

D. FY 10 Operating Budget Issues—No report.

E. MRO Cost Analysis—Parks Department staff briefed the Board on the estimated operating budget impact of remaining in the Montgomery Regional Office, compared to the budget impact of constructing and occupying the planned new headquarters building, SilverPlace. This item was taken up out of order, at the beginning of the meeting, prior to the Closed Session item related to SilverPlace.

F. Amended Athletic Field Use Permit Policy—Parks Department staff presented the proposed amended policy, noting that the amendments incorporate changes in the fees previously approved by the Board. In addition, staff discussed proposed changes to the cancellation/ refund policy and procedures, the application schedule, and release dates for unneeded field time.

G. North County Maintenance Depot Site Selection—Transportation Planning and Environmental Planning staff briefed the Board on issues related to the mandatory referral review of site selection for a new County maintenance depot for transit buses. Staff noted that there is insufficient time for staff to review and present the mandatory referral to the Board to allow Board comments to be transmitted prior to discussions of the related budget by the County Council Committee on Transportation, Infrastructure, Energy, and Environment (T&E) and the County Council.