



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

**APPROVED
MINUTES**

October 4 and 7, 2010

The Montgomery County Planning Board met in Closed Session on Monday, October 4, 2010, at 5:40 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 7:30 p.m.

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:

On Monday, October 4, 2010, the Montgomery County Planning Board convened in Closed Session at 5:40 p.m., in the third floor conference room, on motion of Commissioner Dreyfuss, seconded by Commissioner Alfandre, with Chairman Carrier, Vice Chair Wells-Harley, and Commissioners Alfandre and Dreyfuss present and voting in favor of the motion, and with Commissioner Presley absent. Commissioner Presley joined the Closed Session at 5:50 p.m. The meeting was closed under authority of §10-508(a)(1), State Government Article, Annotated Code of Maryland, 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 one or more specific employees.

Also present for all or part of the Closed Session were Director Rollin Stanley, John Carter, Alison Davis, Richard DeBose, Dan Hardy, Rose Krasnow, Glenn Kreger, and Mark Pfefferle of the Planning Department; and Ellyn Dye of the Commissioners' Office.

In Closed Session, the Board continued its Closed Session discussion of September 30, 2010, of the proposed reorganization of the Planning Department, received additional information from the Planning Director and the Division Chiefs, provided guidance to staff, and approved the plan in concept for transmittal to the County Council's Planning, Housing, and Economic Development (PHED) Committee.

The Closed Session was adjourned at 7:30 p.m.

On Thursday, October 7, 2010, The Montgomery County Planning Board toured the Wheaton Central Business District and Vicinity. Item 8 on the agenda, accompanied by Community-Based Planning and Transportation Planning staff, from 8:00-11:00 a.m. and then met in regular session at

11:00 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 3:06 p.m.

Present were Chair Françoise M. Carrier, Vice Chair Marye Wells-Harley, and Commissioners Norman Dreyfuss, and Amy Presley. Commissioner Joe Alfandre was necessarily absent.

Item 4, Worksession for the Wheaton Central Business District and Vicinity Sector Plan, is reported on the attached agenda.

The Board recessed for lunch at 12:55 p.m. and reconvened in the auditorium at 2:10 p.m. Closed Session Item 5 was postponed.

Items 1-3 and 6 are reported on the attached agenda. Item 7 was postponed.

There being no further business, the meeting was adjourned at 3:06 p.m. The next regular meeting of the Planning Board will be held Thursday, October 14, 2010, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Technical Writer

Ellyn Dye
Technical Writer

Montgomery County Planning Board Meeting
Thursday, October 7, 2010, 8:00 A.M.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

**8. Planning Board Members Tour Wheaton CBD and Vicinity Sector Plan - ADDITION
(DEFERRED FROM 9/30/10)**

Planning Board tour of plan area

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Planning Board members, accompanied by Community-Based Planning and Transportation Planning staff, took a tour of the Wheaton Central Business District and Vicinity from 8:00 a.m. to 11:00 a.m., before the Planning Board meeting.

4. Worksession #1-Wheaton Central Business District (CBD) and Vicinity Sector Plan

Summary of Public Testimony and Overarching Issues: Vision, Transportation, and Community Facilities

(No Public Testimony will be taken)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Discussed and provided guidance to staff.

Community-Based Planning staff presented an overview of land use, density, and urban design recommendations for the Wheaton Central Business District and Vicinity Sector Plan, and Transportation Planning staff presented transportation recommendations, as detailed in the September 29 technical staff report. Staff noted that discussion of specific properties is scheduled for the next worksession on Thursday, October 28, 2010.

In discussion, staff responded to questions from the Board and provided additional information as needed.

5. Closed Session - POSTPONED

Pursuant to Maryland State Government Code Annotated 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: This item was postponed.

1. Consent Agenda

***A. Adoption of Resolutions**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **There were no Resolutions for adoption.**

***B. Record Plats**

Subdivision Plat No. 220090670, North Bethesda; R-60 zone; 3 lots; located in the southeast quadrant of the intersection of Grosvenor Lane and Broad Street; North Bethesda/Garrett Park
Staff Recommendation: Approval

Subdivision Plat No. 220090800 – 220090830, 220100360 – 220100370, Poplar Run; R-200 zone; 116 lots, 1 outlot, 8 parcels; located on Poplar Run Drive, approximately 3,000 feet east of Layhill Road (MD 182); Kensington-Wheaton
Staff Recommendation: Approval

Subdivision Plat No. 220100390, Slater’s addition to Sandy Spring; RE-2 zone, 2 lots; located on the east side of Chandlee Mill Road, approximately 4,200 feet north of Brooke Road; Sandy Spring-Ashton
Staff Recommendation: Approval

BOARD ACTION

Motion: **PRESLEY/WELLS-HARLEY**

Vote:

Yea: **4-0**

Nay:

Other: **ALFANDRE ABSENT**

Action: **Approved the Record Plats cited above.**

***C. Other Consent Items**

Site Plan Amendment Review No. 82001013B, Chevy Chase Center, CBD-1 zone; 3.44 acres; amendment to modify public use space, improve circulation, waiver of 5,000 square feet limit on ground floor retail with proposed 8,500 square feet restaurant and 7,500 square feet other uses; located at the northeast quadrant of the intersection of Wisconsin Avenue, Wisconsin Circle and Western Avenue; Friendship Heights
Staff Recommendation: Approval of the Consent Item and Draft Resolution

Site Plan Amendment Review No. 82001021C, Chevy Chase Center, TS-M zone; 4.78 acres; amendment to modify public space, improve circulation; located the northeast quadrant of the intersection of Wisconsin Avenue, Wisconsin Circle and Western Avenue; Friendship Heights
Staff Recommendation: Approval of the Consent Item and Draft Resolution

BOARD ACTION

Motion: WELLS-HARLEY/PRESLEY

Vote:

Yea: 4-0

Nay:

Other: ALFANDRE ABSENT

Action: Approved the Other Consent Items cited above, as stated in the attached Board Resolutions.

***D. Approval of Minutes**

Minutes of September 16, 2010

BOARD ACTION

Motion: WELLS-HARLEY/DREYFUSS

Vote:

Yea: 4-0

Nay:

Other: ALFANDRE ABSENT

Action: Approved the minutes of September 16, 2010, as presented.

2. Upper Paint Branch Stream Valley Park

Authorization to acquire 20, 061 square feet (0.460 acres), more or less, improved from Timothy I. and Erica J. Steadman, located at 2831 Spencerville Road, Burtonsville, Maryland 20866.

Staff Recommendation: Approval

BOARD ACTION

Motion: PRESLEY/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: ALFANDRE ABSENT

Action: Approved staff recommendation to acquire property for the Upper Paint Branch Stream Valley Park as stated above.

3. Appoint Two Replacement Zoning Advisory Panel Members

This panel serves as the advisory body to the zoning code rewrite project

BOARD ACTION

Motion: DREYFUSS/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: ALFANDRE ABSENT

Action: Approved the staff recommendation to appoint Martin Klauber and Casey Anderson to the Zoning Advisory Panel, replacing Leonard Lucas and Royce Hanson.

7. Briefing: FY 12 Budget Priorities - POSTPONED

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This item was postponed.

6. Roundtable Discussion

A. Semi-Annual - Outline of fall 2010 semi-annual presentation to Council

B. Clarksburg Town Center, Site Plan Review No. 820070220 - Update on development activity by the Applicant with the Planning Board; Condition 18 of the adopted resolution requires the Applicant to provide a status report to the Planning Board every 3 months - **POSTPONED AT BOARD'S REQUEST**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **A. Received briefing and provided guidance to Parks Department and Planning Department staff in preparation for presentation of the Semi-Annual Report to the County Council.**

B. This item was postponed.