



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

APPROVED
MINUTES

The Montgomery County Planning Board met on Thursday, November 15, 2012, at 9:10 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 8:35 p.m.

Present were Chair Françoise M. Carrier, Vice Chair Marye Wells-Harley, and Commissioners Casey Anderson, Norman Dreyfuss, and Amy Presley.

Items 1 through 4 and Item 10 are reported on the attached agenda.

The Board recessed for lunch at 12:30 p.m. and to take up Item 4 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 Commissioner Presley, seconded by Vice Chair Wells-Harley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, Dreyfuss, and Presley present and voting in favor of the motion. The meeting was closed under authority of §10-508(a)(7), State Government Article, Annotated Code of Maryland, to consult with counsel to obtain legal advice.

Also present for all or part of the Closed Session were Executive Director Patti Barney; Secretary Treasurer Joe Zimmerman; General Counsel Adrian Gardner; Associate General Counsels Sean Dixon and Donna Calcote-Heatley of the Legal Department; Director Mary Bradford, Deputy Director Mike Riley, and Kate Stookey of the Parks Department; David Tobin of the Parks Foundation; and Clara Moise of the Commissioners' Office.

In Closed Session, the Board consulted with Legal Counsel on the proposed corporate naming and sponsorship policy draft.

The Closed Session was adjourned at 1:50 p.m.

The Board reconvened in open session in the auditorium at 2:06 p.m.

Items 5 through 8 are reported on the attached agenda.

MCPB, 11-15-12, APPROVED

The Board recessed for dinner at 5:10 p.m. and reconvened in the auditorium at 7:21 p.m. to take up Item 9, a Worksession on the Zoning Ordinance Rewrite, as reported on the attached agenda.

There being no further business, the meeting was adjourned at 8:35 p.m. The next regular meeting of the Planning Board will be held Thursday, November 29, 2012, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Technical Writer

Ellyn Dye
Technical Writer

Montgomery County Planning Board Meeting
Thursday, November 15, 2012
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

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. 220110930 – 220110950, Clarksburg Village (Revision)
R-200/TDR zone; 35 lots, 4 parcels; located at the intersection of Emerald Green Drive and Heron Neck Terrace; Clarksburg Master Plan.
Staff Recommendation: Approval

2. Subdivision Plat No. 220120820, Glen Echo Heights, Section 2
R-90 zone; 2 lots; located on the west side of Wyoming Road, 500 feet south of Walhonding Road; Bethesda-Chevy Chase Master Plan.
Staff Recommendation: Approval

3. Subdivision Plat No. 220121680, Section One, Kensington View
C-T zone; 2 lots; located in the northeastern quadrant of the intersection of University Boulevard (MD 193) and Valleyview Avenue; Wheaton CBD Sector Plan.
Staff Recommendation: Approval

4. Subdivision Plat No. 220121970, Woodside
CBD-1 zone; 1 parcel; located in the southeast quadrant of the intersection of Second Avenue and
Spring Street; Silver Spring CBD Sector Plan.

Staff Recommendation: Approval

5. Subdivision Plat No. 220130160, Massachusetts Avenue Forest
R-60 zone; 1 lot; located on the north side of Goldsboro Road, 125 feet east of Rannoch Road;
Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: PRESLEY/DREYFUSS

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Record Plats cited above, as submitted.

***C. Other Consent Items**

1. Ayrlawn Corrected Resolution Preliminary Plan 120120110 – MCPB 12-79

**2. Westfield Montgomery Mall Corrected Resolution Site Plan No. 8200500C-MCPB 12-116 -
ADDED**

Staff Recommendation: Approval

BOARD ACTION

Motion: PRESLEY/ANDERSON

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Consent Items cited above.

***D. Approval of Minutes**

Minutes of October 11, 2012

BOARD ACTION

Motion: WELLS-HARLEY/ANDERSON

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of October 11, 2012, as submitted.

10. Matthew Henson Greenway/State Park - ADDED

Authorization to acquire 0.5615 acres (24,457 square feet), more or less, unimproved, from Faith Arts Academy, Inc., located at 13620 Layhill Road, Silver Spring, MD

Staff Recommendation: Approval

BOARD ACTION

Motion: ANDERSON/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to authorize the parkland acquisition cited above.

2. Program of Requirements - Wheaton

The first phase report of a Program of Requirements for a new M-NCPPC Regional Headquarters Building in Montgomery County, it establishes a preliminary Space Program for the Commission's regional operations in Montgomery County, which includes the Commissioners' office, Legal Counsels,

the Planning Department, and part of the Department of Parks. The Space Program will be submitted to the County Council.

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing from Parks and Planning Departments staff regarding the first phase report of a Program of Requirements for the proposed new M-NCPPC Regional Headquarters Building in Wheaton, followed by discussion and questions to staff. By consensus approved the report and instructed staff to provide the Board with more information regarding the proposed daycare center and the pros and cons of relocating the park police headquarters in the new building.

3. Approval of the FY14 Proposed Budget for the Planning Department, Commissioners' Office, and CAS Departments

Staff Recommendation: Approval

BOARD ACTION

Motion: ANDERSON/PRESLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to approve the FY14 proposed budgets for the Planning Department, and the Central Administrative Services (CAS) following brief staff presentations and questions to staff.

The FY14 proposed budget approval for the Commissioners' Office was postponed.

4. Closed Session

Pursuant to State Government Article Annotated Code of Maryland 10-508(a)(7) to consult with counsel to obtain legal advice.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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

6. Worksession No. 2: Chevy Chase Lake Sector Plan

Discussion only

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Discussed and provided guidance to staff.

In the second worksession on the Chevy Chase Lake Sector Plan, the Board discussed with staff the recommendations and public testimony related to the two proposed public parks, on the shopping center site and on the Chevy Chase Lake Apartments site, and related to building height and density on various sites.

Director of Parks Mary Bradford participated in the discussion of the public open spaces, including issues related to ownership, management, programming, and maintenance, and the relative merits of separating ownership from maintenance and management, public/private partnerships, and private ownership of public spaces.

Mr. Steve Robins, representing Chevy Chase Land Company, and Ms. Patricia Baptiste of Chevy Chase offered comments and participated in the discussion about density and building heights.

Due to time constraints, other items were postponed, to be taken up in a future worksession.

5. Zoning Text Amendment 12-17

Amend the minimum lot area required for the Country Inn zone.

Planning Board Action/Decision: Approval to Transmit Comments to County Council
(Action required for County Council public hearing of 11/27/12)

BOARD ACTION

Motion: **ANDERSON/WELLS-HARLEY**

Vote:

Yea: **5-0**

Nay:

Other:

Action: **Approved the staff recommendation to transmit comments to the County Council, as stated in the attached Letter of Transmittal.**

Planning Department staff presented the Zoning Text Amendment to allow the Country Inn Zone to be applied to sites smaller than the minimum two-acre lot size, when recommended by a master plan or sector plan for the site, as detailed in the staff report. Staff noted that the change is proposed to enable smaller properties in this zone to develop as intended in a master plan.

8. Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan- AD 2012-2 (Administrative Cases)

Planning Board Action/Decision: Approval to Transmit Recommendations to County Executive

BOARD ACTION

Motion: **DREYFUSS/WELLS-HARLEY**

Vote:

Yea: **5-0**

Nay:

Other:

Action: **Approved the staff recommendation to approve, as stated in the attached Letter of Transmittal.**

Planning Department staff presented seven water and sewer category change requests proposed under the Administrative Delegation process, as detailed in the staff report. Staff noted that these are non-controversial items, well within established policies and guidelines for public water and sewer extensions, which are supported by both County Department of Environmental Protection staff and Planning Department staff, for approval by the County Executive.

7. Roundtable Discussion

- Planning Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **Received report.**

Acting Planning Director Rose Krasnow presented the Director’s Report, highlighting activities within the Planning Department, including current and upcoming episodes of the Montgomery Plans cable TV show, community meetings related to rapid transit corridors and the limited master plan amendment for the Ten Mile Creek area in Clarksburg, and recent staff changes. Ms. Krasnow also offered highlights of an Urban Land Institute conference she attended, “Regional Leadership: Vision to Action,” which focused on areas that have created metropolitan business plans to facilitate different jurisdictions working together regionally.

9. Worksession on Zoning Ordinance Rewrite

Residential and Industrial Zones

BOARD ACTION

Motion:

MCPB, 11-15-12, APPROVED

Vote:

Yea:

Nay:

Other:

Action: Discussed and provided guidance to staff in a worksession on the Residential and Industrial Zones in the draft Zoning Ordinance Rewrite.