



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, November 7, 2013, at 11:12 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 6:23 p.m.

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

The Board convened in Closed Session at 11:12 a.m. in the 3rd floor conference room to take up Item 1, on motion of Commissioner Anderson, seconded by Vice Chair Wells-Harley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioner Anderson voting in favor of the motion. The meeting was closed under authority of Annotated Code of Maryland, State Government Article, §10-508(a)(3) to consider the acquisition of real property for a Commission purpose and matters directly related thereto.

Also present for the Closed Session were Associate General Counsel Sean Dixon of the Legal Department; Deputy Director Rose Krasnow and Luis Estrada of the Planning Department; Director Mary Bradford, Deputy Director Michael Riley, Judie Lai, and Mitra Pedoeem of the Parks Department; and Tomasina Ellison of the Commissioners' Office.

In Closed Session the Board received briefing from Parks Department staff, Planning Department staff, and legal counsel to the Board, regarding the proposed Montgomery County Park and Planning new headquarters building in Wheaton.

Items 2 through 9 are reported on the attached agenda.

The Board recessed for dinner at 4:31 p.m.

The Board reconvened in the auditorium at 6:06 p.m.

Item 10 is reported on the attached agenda.

There being no further business, the meeting was adjourned at 6:23 p.m. The next regular meeting of the Planning Board will be held on Thursday, November 14, 2013, in the Montgomery Regional Office in Silver Spring, Maryland.

Tomasina Ellison
Technical Writer

Montgomery County Planning Board Meeting
Thursday, November 7, 2013
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. 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 State citation and open session report in narrative minutes.

2. Consent Agenda

***A. Adoption of Resolutions**

1. Bethesda Center Preliminary Plan 120120070, MCPB No. 13-156

BOARD ACTION

Motion: WELLS-HARLEY/ANDERSON

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS, PRESLEY ABSENT

Action: **Approved staff recommendation for approval of the Resolution cited above.**

***B. Record Plats**

Subdivision Plat No. 220131250, James N. Barnsley's Addition to Olney
MXTC zone; 2 lots & 1 outlot; located on the north side of Morningwood Drive, 400 feet west of Georgia Avenue (MD 97); Olney Master Plan.

BOARD ACTION

Motion: **ANDERSON/WELLS-HARLEY**

Vote:

Yea: **3-0**

Nay:

Other: **DREYFUSS, PRESLEY ABSENT**

Action: **Approved staff recommendation for approval of the Record Plats cited above.**

***C. Other Consent Items**

Darcars at Montgomery Industrial Park, Lot 33 Site Plan 81994026B, MCPB 13-128

BOARD ACTION

Motion: **WELLS-HARLEY/ANDERSON**

Vote:

Yea: **3-0**

Nay:

Other: **DREYFUSS, PRESLEY ABSENT**

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

***D. Approval of Minutes**

Planning Board Meeting Minutes of September 19, 2013 and September 26, 2013

BOARD ACTION

Motion: **ANDERSON/WELLS-HARLEY**

Vote:

Yea: **3-0**

Nay:

Other: **DREYFUSS, PRESLEY ABSENT**

Action: **Approved Planning Board Meeting Minutes of September 19, and September 26, 2013, as submitted.**

3. **Greencourt at Parklawn*

Site Plan No. 820130180: Addition of 25,350 square feet of Industrial/R&D to an existing building, bringing the total building square footage to 110,623 square feet on 2.04 gross acres in the I-4 Zone; located on Parklawn Drive, approximately 225 feet south of Wilkins Avenue, in the Twinbrook Sector Plan area.

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion: **ANDERSON/WELLS-HARLEY**

Vote:

Yea: **3-0**

Nay:

Other: **DREYFUSS/PRESLEY ABSENT**

Action: **Approved staff recommendation for approval of the site plan for Greencourt at Parklawn, subject to conditions, as stated in the attached staff report.**

Planning Department staff offered a multi-media presentation and discussed the proposed site plan for the subject property located on Parklawn Drive, south of Wilkins Avenue. The site plan review was subject to special standards, one of which was to increase green space. Redevelopment of the site will consolidate two existing buildings and also increase the total number of parking spaces while maintaining three existing vehicular access points. The proposed building will incorporate a green roof in an effort to accommodate the stormwater management requirement. Staff noted that the applicant is requesting a reduction in the green area from the current requirement of 20 percent down to 10 percent. Staff also discussed language modifications in the site plan and the recommendation to remove Condition 1.d. regarding a pedestrian crosswalk on the north leg of Parklawn Drive at Wilkins Avenue

North, noting that correspondence from Montgomery County Department of Transportation (MCDOT) stated that the crosswalk was not necessary as two crosswalks are currently present.

The Board inquired about the number of projected parking spaces required as the proposed building will have an increased square footage.

Staff noted that there are currently 82 parking spaces at the subject property. The redevelopment project includes 123 parking spaces to accommodate the proposed square footage increase of the existing building. Staff also noted that the Montgomery County Department of Permitting Services (DPS) has approved the concept plan for the proposed green roof.

Ms. Soo Lee-Cho, attorney representing the applicant, offered a multi-media presentation and discussed the proposed development.

Mr. Mark McInturff, a member of the applicant's team, offered testimony, agreed with the staff recommendation, and answered questions from the Board.

***4. Pre-Preliminary Plan No. 720130110: Wheaton Woods**

Advice only for a request to subdivide an existing parcel into six lots, including five lots for single-family detached houses and one lot to contain the existing community swimming pool on approximately 4.08 acres in the R-90 Zone, located at 4610 Landgreen Street in the Aspen Hill Master Plan Area.

Staff Recommendation: Advice to Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by Board discussion, and provided guidance to staff and the applicant.

Planning Department staff offered a multi-media presentation regarding a 4.08-acre subject property located on Landgreen Street. Staff discussed the applicant's request to resubdivide the subject property into six lots, of which five would be used for single-family homes. The largest subdivided lot would retain the existing community swimming pool. Landgreen Street would be extended into the subdivision. Staff also discussed recommendations regarding three issues associated with the proposed resubdivision that include street frontage, lot size consistency with the existing lots in the neighborhood, and replacement of the existing four-foot sidewalks along Landgreen Street. Staff noted that the Montgomery County Department of Transportation (MCDOT) has recommended that the applicant bring the existing four-foot wide sidewalks along Landgreen Street, from the proposed development to Marianna Drive, up to Americans with Disabilities Act (ADA) standards by replacing

them with five-foot sidewalks with ADA curb ramps at the intersection, or provide apron areas within the public right-of-way. In response to the Planning Board's inquiry, staff noted the applicant's concerns with stormwater management plans on the subject property.

Staff discussed the applicant's submittal of the subject property preliminary plans and the requirement to disclose stormwater management plans at such time.

Mr. Bob Dalrumple of Wheaton Woods Community Pool Corporation discussed the proposed project, agreed with the staff recommendation, and answered questions from the Board.

***4. Pre-Preliminary Plan No. 720130110: Wheaton Woods**

CONTINUED

Mr. Andrew Sheetz, President of the Board of Directors for Wheaton Woods Swimming Pool, offered testimony.

Mr. Richard Barish of Parkland Drive offered testimony.

The Board inquired about the location of existing sidewalks within the development and noted the apparent deterioration of the south-side development sidewalk and the lack of a proposed upgrade.

Staff discussed the means to make the sidewalks ADA compatible without expanding the sidewalk to five feet.

The Board noted that it is not the Board's decision to make a determination about ADA compliance of the existing sidewalk, rather it is the decision of MCDOT. The Board briefly discussed the demolition and reinstallation of the sidewalk and provided guidance to staff and the applicant.

5. Zoning Text Amendment No. 13-09

To generally amend the provision for signs required to notice residents of local map amendment applications.

(Action required for County Council public hearing of 11/12/13)

BOARD ACTION

Motion: ANDERSON/WELLS-HARLEY

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS, PRESLEY ABSENT

Action: Approved staff recommendation for approval of amendment of provision for signage required to notice residents of local map amendment applications.

Planning Department staff discussed proposed changes to the construction of Zoning Text Amendment noticing signs for local map amendments. Staff recommended that the signs be constructed of any durable material instead of only metal, wood or Masonite, as currently required. Staff noted that the proposed change in sign construction material would be safer to handle, more accessible, and less expensive.

The Planning Board briefly discussed the current sign material requirements and agreed with the staff recommendation.

6. Glenmont Fire Station #18 - Mandatory Referral No. MR20014009

***A. Preliminary Forest Conservation Plan (FCP)**, R-60 Zone; 5.67-acre lot, Located at the southwest corner of Georgia Avenue and Randolph Road, within the 1997 Glenmont Transit Impact Area and Vicinity Sector Plan

B. Mandatory Referral No. MR20014009, R-60 Zone; 5.67-acre lot, Located at the southwest corner of Georgia Avenue and Randolph Road, within the 1997 Glenmont Transit Impact Area and Vicinity Sector Plan

BOARD ACTION

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

Vote:
Yea: **A. 3-0**
 B. 3-0

Nay:

Other: **DREYFUSS, PRESLEY ABSENT**

Action: **A. Approved staff recommendation for approval of the Forest Conservation Plan, subject to conditions, as stated in the attached staff report.**

B. Approved staff recommendation for approval of the Mandatory Referral, subject to conditions, as stated in the attached staff report.

Planning Department staff offered a multi-media presentation regarding the Preliminary Forest Conservation Plan of a 5.66-acre subject property located on Georgia Avenue. The proposed development of a single-story fire station, with associated emergency vehicle circulation, is positioned on approximately three acres on the southern section of the subject property. Staff noted that part of the proposed single-story structure would include residential facilities for Fire and Rescue staff. Staff discussed the Forest Conservation Plan (FCP) for the subject property noting that there are no forest or stream valley buffers on the site. The applicant is requesting approval to remove two trees that are located in areas that make impaction impossible. Removal of these trees would require the Planning Board to grant an unwarranted hardship to receive a tree variance. Staff also noted their disagreement with the applicant regarding the removal of the two trees, as the applicant did not provide additional layout options that would provide development options without removing the trees, especially since the subject property has so little plantings. Staff recommended working with the existing grade on the subject property as a means to mitigate the removal of the two trees and discussed the recommendation

that the applicant modify the FCP and discussed the Montgomery County code of noise in relation to the ingress and egress of emergency vehicles.

6. Glenmont Fire Station #18 - Mandatory Referral No. MR20014009

CONTINUED

Mr. Donald Scheuerman, Jr., of the Department of General Services discussed the request for approval to remove the two trees and noted that one of the trees has been removed from the request. Mr. Scheuerman also extensively discussed the proposed site location of the development in regards to the ingress and egress of emergency vehicles on major arterial roads.

The Board inquired about the applicant's conduction of a noise study in the impacted area and noted the importance of considering the Clarksburg area as a possible location for the proposed project.

Mr. Scheuerman noted that they are looking at co-location.

The Planning Board inquired about the effort to put affordable housing into this project.

Mr. Scheuerman noted that the compatibility issue, in conjunction with the size constraints of the subject property, made inclusion of affordable housing in this project difficult.

In response the Board inquiry about lighting specifications, Mr. Sheueman noted that the development would use cut-off light fixtures.

The Board discussed the project and agreed with the staff recommendations for approval.

7. Water and Sewer Category Change Request

Recommend action to County Council

(Action required for County Council public hearing of 11/12/13)

BOARD ACTION

Motion: WELLS-HARLEY/ANDERSON

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS, PRESLEY ABSENT

Action: Approved staff recommendation to transmit recommendation to County Council, as stated in the attached transmittal letter.

Planning Department staff discussed a subject property located outside of the 2002 Potomac Master Plan sewer service envelope. The applicant's request proposed an amendment to the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan to permit a service area change for the provision of public sewer service to allow for an addition to an existing single-family house. The subject property has a septic water system that is consistent with current residential

zoning for this area. Staff noted that a public hearing regarding the applicant's request will take place at the County Council on November 12, 2013.

Mr. Alan Soukup of the Montgomery County Department of Environmental Protection offered comments and agreed with the staff recommendation.

8. FY15 Operating Budget

Department of Parks - Worksession #2

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by Board discussion, and provided guidance to staff.

Director of Parks Mary Bradford offered a multi-media presentation and discussed the projected Fiscal Year 2015 (FY15) Operating Budget. Mandated increases have been imposed on the FY15 budget that must be addressed prior to the hearing of additional expenditures related to this Item. Staff noted that the Parks Department is currently in the process of implementing the Enterprise Asset Management (EAM) system and discussed the transition of seasonal employees to full-time career employees to retain skilled trained personnel. Staff also noted the proposed increase in expenditures related to the Americans with Disabilities Act (ADA). The proposed projects would be staffed in-house and would include internal infrastructure to advance the efforts of meeting ADA compliancy. More than 15,000 barriers have been identified within the parks that negatively impact the ADA. Staff discussed the consolidated registration system and the expense associated with moving forward with this project. Staff also discussed the Property Management Fund and the need to create a full-time career position for the maintenance of historical properties that are falling into disrepair. The proposed increase for the FY15 Park Fund is \$6.8 million. Ms. Bradford sought input from the Planning Board regarding strengthening the infrastructure of Montgomery County parks.

The Board inquired about the inclusion of police personnel in the proposed budget in relation to trail development, noting that adequate police coverage is a concern. The Board advised staff to consider ADA requirements in the development of the County's parks and inquired about community partnerships for proposed new trails in the parks.

Staff noted that the Parks Department does not currently have any public or private initiatives for County parks development.

8. FY15 Operating Budget

CONTINUED

The Board noted that more money was put into the Capital Improvements Program (CIP) for trails and that the Commission must have authority to review and supervise any private venture to build parks throughout the County. The Board inquired about possible recurring costs of the Operating Budget Impact (OBI), the development of a new equestrian park, Information Technology development expenses, and the collaboration of the Parks Department working in unison with other Commission departments for economic efficiency. The Board suggested that staff repurpose some proposed positions in an effort to reduce projected expenditures.

Parks staff noted that proposed positions have been repurposed.

9. Roundtable Discussion

- A. Planning Director's Report
- B. Intern Presentation on Public Land Use

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by Board discussion, and provided guidance to staff.

Planning Department Director Gwen Wright discussed several plans that staff is currently working on that include the Bethesda Purple Line, the White Oak Science Gateway, the Clarksburg Ten Mile Creek, and Transit Corridors. Ms. Wright noted that the aforementioned projects are progressing well and are on schedule while new planning projects are being implemented that include Sandy Spring and the Bethesda Downtown Plan. Also noted was the Planning Department's receipt of two MARCOM awards which honors excellence in marketing and communication. One award was for the Montgomery County Public Park Guidelines document, and the second was for the Montgomery Modern Bus Tour brochure, both of which won gold awards, having exceeded the high standards of the industry norm. Staff worked closely with the Arts and Humanities Council and the Potomac Chapter of the American Institute of Architects (AIA) during the preparation of the recognized documents. Following Ms. Wright's discussion, a Planning Department summer intern offered a multi-media presentation regarding public land use. Staff noted that with the help of the intern, all of the public-use areas within Silver Spring, Bethesda, and parts of Friendship Heights were mapped in coordination

with the urban districts. Mapping of the subject areas was performed using the Geographic Information System (GIS) utilizing photographs, topographical mapping, and site data.

The Board briefly discussed possible uses for the newly developed mapping tool in additional County projects.

Staff noted that existing personnel has been designated for continued updates to the new mapping tool.

10. Public Hearing Draft Bethesda Purple Line Station Minor Master Plan Amendment

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

A VERBATIM TRANSCRIPT OF THIS HEARING IS ON FILE IN THE RECORDS MANAGEMENT OFFICE IN SILVER SPRING, MARYLAND.

The following speakers offered testimony: Mr. Robert Dyer of Albia Road; Mr. David Witmer of Wisconsin Avenue; Mr. William Kominers of Bethesda Metro Center; Ms. Ronit Dancis representing Action Committee for Transit; Mr. Ben Ross of Bethesda Avenue; Mr. Wayne Phyllaier representing the Coalition for the Capital Crescent Trail; and Mr. Robert Smythe of Wellington Drive.