



Minutes of the Planning Commission Worksession
20 October 2021
Approved: 17 November 2021

This meeting was held online using the Zoom App. Attendees could attend by video or telephone.

Attendees: Commissioners Georgette Cole, Christine Dibble, Robert Johnson, and Peter Nagrod, and residents Pat Klein and Joan Mahaffey.

Call to order 7:35 pm.

Prior to approval of the agenda Christine raised the email from Nancy Helme about the County Council looking at getting the Red Line extended to Germantown which would have serious ramifications for Washington Grove. Discussion was lively but inconclusive.

- 1) Robert moved approval of the agenda; Peter seconded. Approved, 4/0.
- 2) Peter moved approval of the 9/29 minutes; Christine seconded. Approved as submitted 3/0. One abstain (Robert).
- 3) Comprehensive Plan

The goal for tonight was to review rewritten sections of the Comprehensive Plan.

Introduction: The Maryland Department of Planning criticized the CP over several omissions. One of these was “a planning commission shall implement through the plan the visions set forth in Sec 1-201 of the Land Use Article”. Peter has rewritten the Introduction to specify where in our CP these vision Elements are addressed. Georgette moved to accept his text as presented/Christine seconded. Approved 4/0.

Section 2) Municipal Growth: Charlie submitted input on Section 2.2.1 to modify the Growth areas in this section creating a “B-1 Business Zone” for Area 3 and a “MX-1 Mixed Use Zone” for areas 4 and 5. Supporting modifications to **Section 1.4** (creation of the new zones) and to **Section 12 Introduction and Section 12.8** (More Affordable Housing Options) were also presented. Peter moved to accept his text as presented/Christine seconded. Approved 4/0.

Section 15) Areas of Critical State Concern: NEW Section. This is a required element of current Cps. Christine Dibble wrote up an excellent section highlighting 4 areas where we have already received State or County assistance. Then three additional programs the Town intends to evaluate to decide if we could benefit from participating in them. Georgette moved to accept the text as presented/ Peter seconded. Approved 4/0.

Georgette will incorporate these changes in **2021 CP Working Draft.2021 1020_approved** on the Town website.

Summary to date

Sections completed so far: Introduction, 2) Municipal Growth and Boundary, 4) Community Facilities, 9) Preservation and Development Strategies, 12) Housing (but may need more tweaks), 14) Mineral Resources Element, 15) Areas of Critical State Concern.

Sections which did not need changes are: 5) Parks and Forest Preserves, 8) Commercial Corner, 10) Interjurisdictional Issues, 11) Emergency Preparedness with Risk Management and Hazard Mitigation, 13) Sustainability,

Yet to do: 1) Land Use and Zoning (Charlie), 3) Transportation (Peter and Georgette), 6) Sensitive Areas (Deb and Georgette), 7) Water Resources Element (Robert), 16) Appendix of Development Regulations and Implementation (Christine has assembled these, and the whole PC will work on the implementation strategy).

4) Moving Forward: Planning Commissioners are asked to submit the Section rewrite they are working on by Monday Nov 15 so everyone can read them in advance. This will (hopefully) facilitate or real-time review of the sections at the Wed evening work session on Nov 17.

The Google Doc folder Christine has set up is also available if you prefer to work on your section there. To access track-changes, go to the editing drop-down on the far right and choose “suggesting mode” rather than “editing mode”. Google will use the mail account you signed in with to assign your name to your changes in the comment panel. We’ll review together at our next session.

5) New Business: none

6) We adjourned at 10 pm.

Georgette will prepare minutes for circulation to Commissioners and posting to the Town web site.

Our next meeting will be November 17.

Submitted by Georgette Cole