



**Minutes of the Planning Commission Worksession
21 April 2021**

Approved:

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

Attendees: Commissioners Georgette Cole, Charlie Challstrom, Robert Johnson (alternate), Deborah Mehlferber, and Peter Nagrod, HPC Chair Bob Booher, Mayor John Compton, Town Council member Pat Klein, residents Joan Mahaffey, Audrey Maskery, and Paula Puglisi.

Call to order 7:32 pm.

1) Deb moved approval of the agenda; Peter seconded. Consideration of a minor alteration to Section 1.4 was added to 3b as connected to the Municipal Growth Areas. Review of ten HPC requests for wording changes/addition throughout the CP was added at 3d (with original 3d being renumbered 3e). Approved, 5/0.

2) Peter moved approval of the 3/17 minutes; Robert seconded. Approved with minor modifications 5/0.

3) Comprehensive Plan

3a) Sec 2.3.1 Town Boundaries: The rewritten Introduction was accepted as presented. However, the Recommendations engendered lively discussion. Georgette will use her notes to revise the Recommendations section which will be reviewed again at our next session on May 19.

3b) Sec 2.2.1 Municipal Growth Areas: Charlie's draft for Municipal Growth Area 5 was accepted in March and added provisionally to the 031721 draft CP. However, we realized at that meeting the Town may have a strong interest in annexing land on the other side of the CSX railroad tracks. There is good historical connection to support this action. Tonight, we reviewed the zoning map and information from Charlie, Bob and Robert concerning the historical background of Washington Grove and CSX in this area. A new potential annexation line for Area 5 was drawn excluding parcels already annexed by Gaithersburg but including the formerly Washington Grove areas which have not been annexed by them. It will also include all previously discussed Growth Area 5 parcels and add four more residential lots near Oakmont Avenue. Area 4 will be redrawn to include only the Roberts Oxygen property, but also add their 25-foot strip of land along the railroad track. Charlie will rewrite the Municipal Growth Area description and send the information with our new draft map-with-Growth-Area-4&5 to Kirk Eby to translate into the final Zoning map. All will be reviewed again at the May work session.

Paula Puglisi asked why we might decide to annex any of this area. Bob pointed out it contains a Mass Transit Site and having more Town control there could be useful. For example, the addition of more parking to encourage ridership at the stop could increase the chance of keeping our MARC stop. Mayor Compton pointed out we might want more control over the historic character of an area which constitutes much of the Town's south-western border.

Still under 3b we looked at CP Section 1.4) Creation of New "Employment/Office Zone" and "Service Zone" Upon Expansion of Municipal Boundary in Growth Area 3 or 4". Charlie suggested changing this to **Creation of New "Employment/Office" Zone, and "Service Zone", and "Mixed Use Zone" upon Expansion of Municipal Boundary in Growth Area 3 or 4 or 5.** This title and his following text changes were accepted.

3c) Proposed Updates to Section 3.5 (Washington Grove Lane), 3.9 (Brown Street), and 3.11 (Brown Street) submitted by Commissioner Challstrom.

Section 3.5 (Washington Grove Lane) An additional paragraph for the introduction was accepted. The recommendations were discussed in detail. For example: Could the right turn "slip" lane be altered to slow traffic? Would this be less needed if the dumpster is removed to improve visibility? Should we investigate whether emergency services (like the Fire Department) would actually use some of the currently "closed" entrances into Town? Can the current prohibition of turns to/from McCauley and Washington Grove Lane be altered to improve access for residents while still limiting cut-through traffic? How well do the current speed humps in the interior of Town function to slow/discourage cut-through traffic? The rewritten recommendations will be reviewed at the 5/19 work session.

Section 3.9 (Center Street and Oak Street) Minor modifications to the existing paragraph were accepted. The additional historic information regarding 1979 ordinance 2-79 is better suited to the discussion of emergency vehicle access off of Washington Grove Lane in Section 3.5 and will be moved there on a trial basis along with the associated recommendation.

Section 3.11 (Brown Street) Historical information accepted. Suggestions made for modifying the recommendations. These will be reviewed at the 5/19 meeting.

3d) Added during agenda approval: Document from the HPC with 10 proposed changes/additions to various sections of the current CP. Most of the changes apply to HPC oversight of the areas. Since there wasn't enough time to review these the list will be distributed to all on the current CP distribution list and reviewed at the May 19 meeting.

3e) Target date to send the CP out for review was not discussed.

We adjourned at 9:48 pm.

Georgette will integrate the approved changes into a 042121 draft for circulation to Commissioners and posting to the Town web site before the next work session. Documents containing changes not yet approved will also be created and circulated before the next meeting. These documents will be re-dated to 2021 0519 to differentiate them from the documents we looked at this evening.

Our next meeting will be May 19.

Submitted by Georgette Cole