

Approved:

*Bridget Connell Newton*

Attest:

*Stephen A. Conway*

Approved Meeting Number and Date: Meeting NO. xx-xx; Month day, year



**Wednesday, July 11, 2018  
MEETING NO. 12-2018  
PLANNING COMMISSION  
ROCKVILLE, MARYLAND**

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Attendee Name	Title	Status
Gail Sherman	Chair	Present
Don Hadley	Commissioner	Present
Charles Littlefield	Commissioner	Present
Sarah Miller	Commissioner	Present
Anne Goodman	Commissioner	Present
John Tyner II	Commissioner	Present
Jane E. Wood	Commissioner	Present

**Staff Present:**

Jim Wasilak, Chief of Zoning  
Eliot Schaefer, Assistant City Attorney  
Sheila Bashiri, Preservation Planner  
Bobby Ray, Planning Supervisor  
Brian Wilson, Principal Planner

**1. Recommendation to Mayor and Council**

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**A. Map Amendment MAP2018-00118, for the Rezoning of 214 Frederick Avenue from R-60 to R-60 (Historic District) in Order to Place the Property in a Historic District; Historic District Commission, Applicants**

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Sectional Map Amendment MAP2018-00118, for the Rezoning of 214 Frederick Avenue from R-60 to R-60 (Historic District) in order to Place the Property in a Historic District; Historic District Commission, Applicants.

Jim Wasilak presented the staff report, which recommended approval of the application. Mr. Wasilak and Sheila Bashiri answered questions from the Commission.

Dennis Liu, property owner, stated that he wanted to demolish the house and build a new one in its place, and was not in favor of the application.

Anita Summerour of 715 Douglass Avenue spoke in favor of the application.

Alxandra Dace Denito of Moore Drive and Vice President of the Lincoln Park Civic Association, spoke in favor of the application.

Virginia Cooper, daughter-in-law of Nelson Cooper, spoke in favor of the application.

<b>RESULT:</b>	<b>APPROVED AS AMENDED [6 TO 1]</b>
<b>MOVER:</b>	John Tyner II, Commissioner
<b>SECONDER:</b>	Sarah Miller, Commissioner
<b>IN FAVOR:</b>	Chair Sherman, Commissioner Hadley, Commissioner Littlefield, Commissioner Miller, Commissioner Goodman, Commissioner Tyner II
<b>OPPOSED:</b>	Commissioner Wood

**B. Recommendation to Mayor and Council on Project Plan PJT2018-00008, an Application to Amend the Existing Planned Development for Rockville Metro Plaza to Permit Up to 240 Multi-Unit Dwellings in Lieu of an Office Building at 220 East Middle Lane; FP Rockville III Limited Partnership, Applicant**

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Project Plan PJT2018-00008, an application to amend the Existing Planned Development for Rockville Metro Plaza to Permit up to 240 Multi-Unit Dwellings in lieu of an Office Building at 220 East Middle Lane; FP Rockville III Limited Partnership, Applicant.

Brian Wilson presented the staff report and recommendation, which was for approval of the application.

The following individuals representing the applicant spoke in favor of the application: Barbara Sears of Linowes and Blocher, attorney for the applicant; Dick Knapp of FP Rockville III, applicant; Ian Duke of VIKA, civil engineer for the project; and John Maisto of the BKV Group, architect for the project.

<b>RESULT:</b>	<b>APPROVED [5 TO 1]</b>
<b>MOVER:</b>	Charles Littlefield, Commissioner
<b>SECONDER:</b>	Jane E. Wood, Commissioner
<b>IN FAVOR:</b>	Chair Sherman, Commissioner Littlefield, Commissioner Miller, Commissioner Tyner II, Commissioner Wood
<b>OPPOSED:</b>	Commissioner Hadley
<b>ABSTAIN:</b>	Commissioner Goodman

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**2. Commission Items**

#### **A. Staff Liaison Report**

Jim Wasilak noted the items for the agenda of the next meeting on July 25, and informed the Commission that the rest of the meeting would be a worksession on transportation with the traffic and transportation staff. He noted that there would be a Site Plan application as well as a discussion the structure of the draft Master Plan. He stated that the Commission's Annual Report was submitted to the Maryland Department of Planning and Mayor and Council.

#### **B. Old Business**

Commissioner Tyner reminded staff that the Commission requested a copy of the pipeline report.

#### **C. New Business**

Commissioner Tyner congratulated Commissioner Goodman on being reappointed. Chair Sherman informed the Commission that the Mayor and Council would be discussing the reuse of the King Farm Farmstead and Bus Rapid Transit (BRT) at their worksession on July 16. Jim Wasilak also noted that the Stonestreet Study would also be discussed. Chair Sherman pointed out that the Annual Report presentation would occur at the September 17 Mayor and Council meeting.

#### **D. Minutes Approval**

None

#### **E. FYI/Correspondence**

None

### **3. Adjourn**

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<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Gail Sherman, Chair
<b>SECONDER:</b>	Don Hadley, Commissioner
<b>IN FAVOR:</b>	Chair Sherman, Commissioner Hadley, Commissioner Littlefield, Commissioner Miller, Commissioner Goodman, Commissioner Tyner II, Commissioner Wood

There being no further business, the meeting adjourned at 9:30 PM