

Submitted September 18, 2019  
Approved September 25, 2019

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION  
MEETING NO. 17-2019  
Wednesday, June 12, 2019**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m.  
Wednesday, June 12, 2019

**PRESENT**

Gail Sherman – Chair

Anne Goodman                      John Tyner II  
Don Hadley                         Rev. Jane Wood  
Charles Littlefield

**Absent:** Sarah Miller

**Present:** Eliot Schaefer, Senior Assistant City Attorney  
Jim Wasilak, Chief of Zoning  
Deane Mellander, Planning Supervisor  
Nicole Walters, Senior Planner

**I. CONSENT AGENDA**

- A. Final Record Plat PLT2019-00582, for the Resubdivision of Lots 31, 32 and 33, Block A, of H. L. England's Second Addition to Rockville into a Single Record Lot to be Known as Lot 43, in the MXB (Mixed-Use Business) Zone at 204 North Stonestreet Avenue; Poverni Sheikh Group, Applicant**

Commissioner Hadley moved, seconded by Commissioner Tyner, to approve the consent agenda consisting of Final Record Plat PLT2019-00582. The motion passed 5-0-2, with Commissioner Miller absent and Commissioner Wood absent for the vote.

**II. RECOMMENDATION TO MAYOR AND COUNCIL**

- A. Zoning Text Amendment TXT2019-00254, For Revisions to the Development Standards for Residential Accessory Buildings in Residential Zones, and for the Accessory Buildings in Both the MXT (Mixed-Use Transition) and HD (Historic District) Zones; Mayor and Council of Rockville, Applicants**

Nicole Walters presented the staff report, which detailed the aspects of the proposed text amendment and staff recommendations for each.

Scott Robertson of Maple Avenue addressed the Commission in support of more flexibility in the proposed new standards. He stated that several of the new standards for the size of accessory buildings are too limiting.

The Commission discussed the proposed text amendment. The Commission questioned the rationale for the proposed changes, and the wisdom of allowing a second story on accessory buildings.

Commissioner Littlefield asked about the rationale for the recommended setback requirements for accessory buildings. Staff explained that it related to ensuring separation between buildings to avoid a crowded appearance and to allow for building maintenance in those areas.

The Commission agreed that more information on the related text amendment for accessory dwelling units is needed to consider the text amendment recommendations for accessory buildings, so it can be seen how they relate.

The Commission agreed to defer a recommendation until they receive additional information, including the accessory dwelling unit text amendment, more information on the rationale for the recommended standards, a summary of the public information meeting,

Commissioner Goodman moved, seconded by Commissioner Hadley, that a memo be sent to the Mayor and Council, documenting concerns that have been raised about the text amendment, including the specific terms, the separation from the accessory dwelling unit text amendment. The Commission would also like to see more information about why certain recommendations have been made.

### **III. COMMISSION ITEMS**

- A. Staff Liaison Report – Jim Wasilak noted that the next regular meeting is scheduled for June 26, which will be the first Comprehensive Plan worksession. The agenda will include the small cell antenna text amendment and the Commission’s 2018 Annual Report.
- B. Old Business – None.
- C. New Business – None.
- D. Minutes: May 8, 2019. Commissioner Goodman noted corrections that should be made to the minutes. Commissioner Wood moved, seconded by Commissioner Goodman, to approve the draft minutes as amended. The motion passed 5-0-1, with Commissioner Hadley abstaining and Commissioner Miller absent.
- E. FYI Correspondence – None.

### **IV. ADJOURN**

There being no further business to come before the Planning Commission, Commissioner Goodman moved, seconded by Commissioner Wood, to adjourn the meeting at 8:29 p.m. The motion was approved unanimously.

Respectfully Submitted,

  
Commission Liaison