

Submitted September 25, 2019  
Approved September 25, 2019

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION  
MEETING NO. 22-2019  
Wednesday, September 11, 2019**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m.  
Wednesday, September 11, 2019

**PRESENT**

Gail Sherman - Chair

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

**Absent:** Sarah Miller

**Present:** Jim Wasilak, Chief of Zoning  
David Levy, Assistant Director  
Cynthia Kebba, Comprehensive Planning Manager  
Andrea Gilles, Principal Planner  
Clark Larson, Senior Planner  
Susan Straus, Acting Deputy Director of Public Works  
Erica Shingara, Chief of Environmental Management  
Heather Gewandter, Stormwater Manager

**Closed Session Summary: Meeting No. 21-19, August 7, 2019**

**1. Convene**

The Planning Commission convened in Open Session at 7:00 p.m. on Wednesday, August 7, 2019 in the Mayor and Council Chamber to vote on a motion to go into Closed Session pursuant to Sections 3-305(b)(7) of the General Provisions Article of the Annotated Code of Maryland to consult with counsel to obtain legal advice regarding reconsideration of Site Plan STP2018-00354.

Commissioner Hadley moved, seconded by Commissioner Tyner, to convene in closed session at 7:01 p.m. The motion was approved 6-0, with Commissioner Littlefield absent.

**2. Closed Session**

**Members Present:** Chair Gail Sherman, Commissioners Anne Goodman, Don Hadley, Sarah Miller, John Tyner II, Rev. Jane Wood. **Absent:** Charles Littlefield

**Staff Present:** Director of Planning and Development Services Ricky Barker, City Attorney Debra Daniel, Deputy City Attorney Cynthia Walters, Chief of Zoning Jim Wasilak

**Purpose:** The purpose of this Closed Session was to obtain legal advice regarding a request dated July 22, 2019 from the President of the Board of Directors of Peerless Rockville regarding approval of Site Plan STP2018-00354, 107 West Jefferson Street.

**Adjourn:** Commissioner Wood moved, seconded by Commissioner Hadley, to adjourn the Closed Session at 7:20 p.m. The motion was approved 6-0, with Commissioner Littlefield absent.

## Meeting No. 22-19, September 11, 2019

### I. CONSENT AGENDA

#### A. Final Record Plat PLT2020-00584, to Combine Part Lot 3 and Lot 4, Block 5 of the Roxboro subdivision into One Record Lot in the R-60 Zone at 101 Aberdeen Road; Maddox Engineering and Surveyors, Applicant

Commissioner Wood moved, seconded by Commissioner Hadley, to approve the consent agenda as presented, including Final Record Plat PLT2020-00584. The motion passed 6-0, with Commissioner Miller absent.

### II. WORK SESSION

#### A. Work Session 5 on the Draft Comprehensive Plan: Environment and Water Resources

Andrea Gilles outlined the process for going through the public testimony. Cindy Kebba noted that the Chair of the Environment Commission, John Becker, has been invited but is at another meeting at City Hall and may join later.

Ms. Gilles presented staff recommendations in response to testimony on climate change. The Commission discussed whether there should be an overall policy related to trees in this section, given that new developments are not providing trees on site but paying fee-in-lieu, and where that policy would be most appropriately located within the document. David Levy suggested a reworking of Goal 6, which relates to urban forestry that incorporates the concepts discussed by the Commission emphasizing the importance and multiple benefits of trees. The Commission agreed to this suggestion.

The Commission agreed to the staff recommendation on edits for Policies 3 and 5. Commissioner Goodman suggested that practices should also be added to Action 3.3, and that emphasis should be on both new and existing buildings. The Commission agreed to the staff recommendation to move Action Item 12.1 to be under Policy 9. The Commission agreed with Commissioner Goodman's suggestion to "maintain and enhance" tree cover in Policy 10. Commissioner Littlefield suggested that "type and placement" of trees be added to the suggested edit to Action item 11.1. The Commission agreed.

Commissioner Goodman expressed concerns about the rewriting of the Forest and tree Preservation Ordinance (FTPO). She added that compromises made when forestry and

stormwater management should be for only space constraints. Commissioner Littlefield added that any tradeoffs or resolution of conflicts should be data-driven through analysis. The Commission agreed to add to Action Item 11.1.

Clark Larson facilitated the discussion on water resources, and explained the sewer growth tier map and categories. The Commission agreed that no changes were necessary to the section per the staff recommendation.

In response to a question from Commissioner Wood, Heather Gewandter explained the grease interceptor function at restaurants. Commissioner Wood asked about the cost of being added to Rockville's sewer and water systems.

The Commission agreed to the staff recommendation for impervious surface analysis, and note for the state that this analysis is not necessary given the city is seeing mostly redevelopment projects. The Commission also agreed with the staff recommendation for Action items 12.3 and 13.2, as well as the staff recommendation for Policy 7 related to discharges from the water treatment plant be relocated under Policy 5.

Commissioner Goodman suggested that some problem areas for stormwater management be identified in Policy 11. Ms. Gewandter noted that this is covered in Policy 15.

Cindy Kebba noted that the Transportation element will be discussed at the next meeting. David Levy summarized some staff changes in the Planning and Development Services and Public Works departments.

Ms. Gilles outlined the upcoming steps for the Stonestreet corridor study. The Mayor and Council have authorized that staff proceed with the comprehensive plan amendment for land use changes in the vicinity of Park Road. This will be on the Commission's second October meeting.

### **III. COMMISSION ITEMS**

- A. Staff Liaison Report – Jim Wasilak reported that the Commission's 2018 Annual Report will be presented by Chair Sherman at the September 23 Mayor and Council meeting. The next Commission meeting will be on September 25 for a worksession on Transportation as well as Mission and Vision. The following meeting will be October 16.
- B. Old Business – none.
- C. New Business - none.
- D. Minutes:
  - 1. Meeting of December 12, 2018 – Commissioner Goodman asked that her reason for the withdrawal of a motion be added. She then moved, seconded by Commissioner Hadley, to approve the minutes for December 12, 2018 as written. The motion passed 5-0-1, with Commissioner Littlefield abstaining and Commissioner Miller absent.
- E. FYI/Correspondence – Jim Wasilak noted that the Commission has been notified that an Open Meetings Act complaint has been filed with the Office of the Attorney General, and that the City Attorney's office would respond.

#### IV. ADJOURN

There being no further business to come before the Planning Commission, Commissioner Goodman moved, seconded by Commissioner Wood, that the meeting be adjourned at 8:59 p.m. The motion was approved unanimously.

Respectfully Submitted,

*R. James Hasulak*

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Commission Liaison