

Submitted February 8, 2017
Approved as of
Date February 8, 2017

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 01-2017
Wednesday, January 11, 2017**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m.
Wednesday, January 11, 2017

PRESENT

Anne Goodman, Chair
Don Hadley Gail Sherman
Charles Littlefield John Tyner, II

Present: Andrew Gunning, Deputy Director
Jim Wasilak, Chief of Zoning
Bobby Ray, Planning Supervisor
Deane Mellander, Zoning Administrator
Cindy Walters, Deputy City Attorney
Rob DiSpirito, City Manager

Chairperson Anne Goodman welcomed the new City Manager to the City and to the Commission. She also expressed a desire to expand public testimony opportunities, and to work with the Mayor and Council and other boards and commissions in 2017.

I. REVIEW AND ACTION

Time Extension for STP2014-00216, King Farm Associates, LLC / Streetscape Partners, the first of two (2) extensions for a proposed 76-unit townhouse development located at 901 King Farm Boulevard in the PD-KF (Planned Development – King Farm) zone.

Bobby Ray presented the request, indicating that the initial approval involved two separate site plans on separate parcels, and only one of the site plans requires a one-year time extension.

Erin Girard of Linowes and Blocher and representing the applicant presented the request and answered questions from the Commission.

Commissioner Hadley moved, seconded by Commissioner Tyner, to approve the one-year time extension given the compliance with all the three (3) requirements for extensions. The motion passed 5-0.

II. WORK SESSION – to discuss provisions in the zoning ordinance, including:

- A. Places of worship – the zones where they are permitted and associated standards.
- B. Restrictions concerning “pipe-stem” lots and public street frontage requirements for new

residential lots.

Jim Wasilak led the discussion of the two subjects, and along with Deane Mellander, he answered questions from the Commission.

For places of worship, the Commission agreed, by a 5-0 “straw vote,” to direct staff to assess and bring back two items: (1) how the city can address religious uses in the land use element of the Comprehensive Master Plan update process, and (2) possible changes in the zoning ordinance to address the impact of religious uses especially when located on smaller lots (and possibly through the use use of special exceptions and conditional uses).

For pipestem lots, the Commission directed staff to prepare a definition of a ‘zero’ frontage lot as part of the next comprehensive zoning text amendment.

James Pontius of Van Buren Street addressed the Commission regarding the challenges of the re-subdivision standard in the zoning ordinance.

III. COMMISSION ITEMS

A. Staff Liaison Report – Mr. Gunning reported on the next Commission meeting and other items.

B. Old Business –

C. New Business –

D. Minutes –

Meeting 20-2016 from November 9, 2016 – Commissioner Hadley moved, seconded by Commissioner Sherman, to approve as submitted. The motion passed 5-0.

Meeting 21-2016 from November 30, 2016 – Commissioner Tyner moved, seconded by Commissioner Hadley, to approve the minutes as submitted. The motion passed 5-0.

Meeting 22-2016 from December 14, 2016 – Commissioner Littlefield moved, seconded by Commissioner Sherman, to approve as submitted. The motion passed 5-0.

E. FYI Correspondence - none

IV. ADJOURN

There being no further business, the Commission adjourned the meeting at 9:19 p.m.

Respectfully Submitted,

Andrew Gunning, Commission Liaison