

Submitted August 8, 2018  
Approved August 8, 2018  
Date

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION  
MEETING NO. 2-2018  
Wednesday, February 14, 2018**

The City of Rockville Planning Commission convened in regular session in the  
Mayor and Council Chambers at 7:00 p.m.  
Wednesday, February 14, 2018

**PRESENT**

Gail Sherman - Chair

Anne Goodman      Charles Littlefield  
Don Hadley         Sarah Miller

**Absent:** Rev. Jane Wood  
John Tyner II

**Present:** Eliot Schaefer, Assistant City Attorney  
Jim Wasilak, Acting Director of CPDS/Chief of Zoning  
David Levy, Chief of Long Range Planning  
Deane Mellander, Zoning Administrator  
Ann Wallas, Principal Planner

**I. RECOMMENDATION TO MAYOR AND COUNCIL**

- A. Zoning Text Amendment TXT2018-00248**, to allow a single retail tenant of up to 100,000 square feet per floor when included as part of a Champion Project application; Mayor and Council of Rockville, applicant.

Deane Mellander presented the staff report and recommendation, which was for approval. Jim Wasilak and David Levy responded to questions from the Commission. The Commission discussed whether the proposed language reflected the intent of the text amendment, and whether there should be further amendments to the text.

Todd Pearson of the B.F. Saul Companies testified in support of the application.

Commissioner Littlefield moved, seconded by Commissioner Goodman, that the Commission agrees with the intent of the Text Amendment, though the Commission believes some clarification should be made so that more than one tenant has the ability to occupy more than 100,000 square feet. The motion passed 4-1, with Commissioner Hadley opposed and Commissioners Wood and Tyner absent.

**II. DISCUSSION**

- A. Update on the Rockville 2040 Initiative**

Ann Wallas presented a summary of the Rockville 2040 Open Houses. David Levy provided an update of next steps in the process.

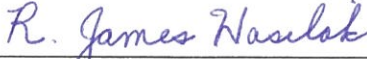
### III. COMMISSION ITEMS

- A. Staff Liaison Report – Jim Wasilak reported that the next meeting would be on February 28, and there is one item on the agenda, which is a request for townhouse use on a property approved for office use. He noted that an updated version of the Zoning Ordinance is available after the recent adoption of text amendments.
- B. Old Business – none
- C. New Business – Commissioner Littlefield asked about the future changes to the sign regulations, and Mr. Wasilak responded as to the reasons for the undertaking.
- D. Minutes:
  - 1. September 13, 2017 – Commissioner Littlefield moved, seconded by Commissioner Goodman to approve the September 13, 2017 minutes. The motion passed 5-0, with Commissioners Tyner and Wood absent.
  - 2. September 27, 2017 – Commissioner Hadley moved, seconded by Commissioner Littlefield, to approve the September 27, 2017 minutes as amended. The motion passed 5-0, with Commissioners Tyner and Wood absent.
  - 3. October 11, 2017 – Commissioner Hadley moved, seconded by Commissioner Miller, to approve the October 11, 2017 minutes, as amended. The motion passed 3-0-2, with Commissioners Littlefield and Sherman abstaining and Commissioners Tyner and Wood absent.
  - 4. October 25, 2017 – Commissioner Littlefield moved, seconded by Commissioner Goodman, to approve the minutes for the October 25, 2017 meeting as amended. The motion passed 5-0, with Commissioners Tyner and Wood absent.
  - 5. November 8, 2017 – Commissioner Goodman moved, seconded by Commissioner Littlefield, to approve the November 8, 2017 meeting minutes. The motion passed 5-0, with Commissioners Tyner and Wood absent.
- E. FYI-Correspondence - none

### IV. ADJOURN

There being no further business to come before the Planning Commission, Commissioner Hadley moved, seconded by Commissioner Littlefield, that the meeting be adjourned at 9:00 p.m.

Respectfully Submitted,

  
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Commission Liaison