

Submitted July 10, 2019
Approved as of
Date July 10, 2019

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 15-2019
Wednesday, May 22, 2019**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m.
Wednesday, May 22, 2019

PRESENT

Gail Sherman – Chair

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

Present: Eliot Schaefer, Assistant City Attorney
Jim Wasilak, Chief of Zoning
David Levy, Assistant Director
Barry Gore, Principal Planner

I. RECOMMENDATION TO MAYOR AND COUNCIL

A. Zoning Text Amendment TXT2019-00253, to Not Permit Certain Uses in the MXE (Mixed-Use Employment) Zone and Make Certain Technical Changes; Mayor and Council of Rockville, Applicants

Jim Wasilak reported that staff had conferred and recommended additional language to the text to address the public testimony received at the May 8 meeting from Patricia Harris, representing the owners of Gude Plaza.

Commissioner Littlefield asked questions about several sections of the text amendment, including the nonconforming use provisions. Eliot Schaefer clarified the text changes made since the last meeting.

Commissioner Tyner moved, seconded by Commissioner Hadley, to provide a favorable recommendation to the Mayor and Council, with the changes discussed at the meeting. The motion passed 7-0.

II. PUBLIC HEARING

A. Draft Comprehensive Master Plan

Barry Gore outlined the public hearing schedule and summarized the public outreach that was done after the revised draft was released for public review as well as how to provide testimony on the draft plan. He noted that the public testimony received has been posted on the City's web site.

Soo Lee-Cho, of the law firm of Miller, Miller & Canby, spoke on behalf of the owners of 200-A and 200-B Monroe Street. She spoke in opposition to the land use recommendation of Park for the property and recommended a designation of ORRM (Office Residential Retail Mix). She stated that the designation amounted to a freezing of the property's value so that it could be obtained for a public purpose, and cited court decisions to support this position.

Chair Sherman closed the public hearing and invited the public to testify at the June 4 public hearing.

David Levy led the Commission in a discussion of the plan and schedule for upcoming worksessions on the Comprehensive Master Plan. The Commission discussed whether to close the public record on a certain date and a potential schedule of worksessions. The Commission agreed to wait until after the June 4 public hearing to determine when to close the public record. David Levy will send an email poll to determine when commissioners are available to have the worksessions.

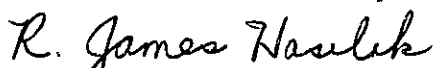
III. COMMISSION ITEMS

- A. Staff Liaison Report – Jim Wasilak noted that the next regular meeting is scheduled for June 12. He noted that several zoning text amendments are coming forward for recommendation, including those for accessory buildings and small cell antennas.
- B. Old Business – None.
- C. New Business – None.
- D. Minutes: April 24, 2019. Commissioner Littlefield noted corrections should be made on the people listed as present. Commissioner Littlefield moved, seconded by Commissioner Hadley, to approve the draft minutes as amended. The motion passed 5-0-2, with Commissioners Goodman and Wood abstaining.
- E. FYI Correspondence – None.

IV. ADJOURN

There being no further business to come before the Planning Commission, Commissioner Wood moved, seconded by Commissioner Littlefield, to adjourn the meeting at 7:51 p.m. The motion was approved unanimously.

Respectfully Submitted,



Commission Liaison