

Submitted: March 9, 2021  
Approved: March 10, 2021

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION  
MEETING NO. 5-2021  
Wednesday, February 24, 2021**

The City of Rockville Planning Commission convened in regular session  
via WebEx at 7:00 p.m.  
Wednesday, February 24, 2021

**PRESENT**

Suzan Pitman - Chair

Anne Goodman	Andrea Nunez
Charles Littelfield	Sam Pearson
Sarah Miller	John Tyner II

**Present:** Nicholas Dumais, Assistant City Attorney  
Jim Wasilak, Zoning and Development Manager  
David Levy, Assistant Director  
Andrea Gilles, Comprehensive Planning Manager  
Clark Larson, Principal Planner

Chair Pitman opened the meeting at 7:08 p.m., noting that the meeting is being conducted virtually by WebEx due to the coronavirus pandemic. Rockville City Hall is closed until further notice to reduce the spread of the virus, based on state directives. She asked if any attendees were present or any correspondence on tonight's agenda had been received, and Mr. Wasilak responded that there were none of either.

**I. APPROVAL**

**A. Resolution to Approve the Rockville 2040 Comprehensive Plan for Transmittal to the Mayor and Council**

Clark Larson noted that staff had made the edits recommended by the Commission at the last meeting and was prepared to discuss any further edits prior to Plan approval.

Commissioner Goodman thanked staff. Commissioner Littlefield stated that he had provided most of his comments at the last meeting, but that he had a concern about the Town Center Planning Area boundary in the vicinity of Argyle Street. Mr. Levy and Mr. Larson responded that the map reflected the discussion of the boundaries of Planning Areas 1, 3 and 4 in this area during the process.

Commissioner Tyner offered kudos, and felt that staff had accurately reflected the Commission's discussions, to their credit. Commissioner Miller thanked everyone involved, including her colleagues, staff and citizens that participated. She thought

that the City should be proud of the document, as it is comprehensive and forward-thinking in nature.

Commissioner Pearson echoed the comments of Commissioner Miller, and commended the efforts of everyone involved. Commissioner Nunez offered congratulations to all.

Chair Pitman agreed with her fellow commissioners and offered that she is proud to have worked on the document, of staff and of Rockville.

Commissioner Goodman moved, seconded by Commissioner Tyner, approval of the Resolution to approve the Rockville 2040 Comprehensive Plan, including both the Elements and Planning Areas section, for transmittal to the Mayor and Council. The motion passed unanimously.

Mr. Levy thanked commissioners past and present for their work on the plan throughout the process. He noted that the Plan reflects the input from the community via multiple meetings and listening sessions. He congratulated the Commission on the Plan.

Mr. Larson outlined the next steps, beginning with the transmittal of the plan to the Mayor and Council on March 15. Chair Pitman is invited to present the Plan to the Mayor and Council, and she asked all commissioners to attend. Adoption of the Plan is tentatively scheduled for July 19, given the time constraints imposed by the state.

Commissioner Tyner stated that the Commission should thank the citizens for their frank and considered input, especially those citizens who stayed involved throughout the entire process, and that the Commission tried to give the citizens what they heard.

Mr. Larson asked how many commissioners wanted a printed copy of the draft Plan as it now exists. Commissioner Tyner noted that there should be a memorialized copy but that an electronic copy would be sufficient for the upcoming review process. Commissioner Littlefield thought he might want a printed copy of the approved Plan.

## **II. COMMISSION ITEMS**

- A. Staff Liaison Report** – Mr. Wasilak congratulated the commission on the document and commended the staff for an outstanding process. The next meeting will be on March 10, with two items lining up for that meeting, including the King Buick annexation and the Project Plan for Fallsgrove, which the Commission had heard in a briefing last April.

- B. Old Business** – Chair Pitman noted that the letter to the Mayor and Council regarding the Open Meetings Act violations had been sent to the Mayor and Council.

Commissioner Pearson asked about the student that spoke at the last meeting's public hearing on King Buick, and whether there had been follow-up. Mr. Levy responded that that Ms. Tewari had called her the next day. Commissioner Goodman mentioned that she thought that the members of the public had indicated that there had been proposals for the King Buick property in the past, while Chair Pitman thought they raised issues about future use of the King Farm Farmstead. Mr. Levy committed to following up with Montgomery County on any development proposals for the King Buick property, as well as the results of the King Farm Farmstead Task Force Report. The Chair asked that the Task Force report be linked from the next staff report.

- C. New Business** – Commissioner Tyner asked for a new version of the Planning Commission roster, and Mr. Wasilak stated that he would provide it.
- D. Minutes** – The Chair asked Mr. Dumais if a Commissioner could vote on minutes for a meeting that they did not attend, and Mr. Dumais clarified that a Commissioner could vote on the minutes if they watched the entire meeting video.

Meeting No. 5-20, February 26, 2020: Commissioner Tyner moved, seconded by Commissioner Goodman, to approve the minutes for Meeting No. 5-20 as drafted. The motion passed 5-0, with Commissioners Nunez and Pearson abstaining.

Meeting No. 6-20, March 11, 2020: Commissioner Goodman moved, seconded by Commissioner Miller, to approve the minutes for Meeting No. 6-20 as drafted. The motion passed 5-0, with Commissioners Nunez and Pearson abstaining.

Meeting No. 2-21, January 13, 2021: Commissioner Tyner moved, seconded by Commissioner Pearson, to approve the minutes for Meeting No. 2-21 as drafted. The motion passed 5-0, with Commissioners Miller and Nunez abstaining.

Meeting No. 3-21, January 27, 2021: Commissioner Goodman suggested edits and moved, seconded by Commissioner Tyner, to approve the minutes for Meeting No. 3-21 with the noted changes. The motion passed 6-0, with Commissioner Nunez abstaining.

- E. FYI/Correspondence** – Mr. Wasilak noted that he received a small correction to the Master Plan document and that Mr. Larson fixed it immediately.

Mr. Levy asked if a quorum of the Planning Commission were expected at the Mayor and Council meeting on March 15, should the meeting be advertised, and Mr. Dumais responded that it did.

### **III. ADJOURN**

There being no further business to come before the Planning Commission, Commissioner Littlefield moved, seconded by Commissioner Tyner, that the meeting be adjourned at 7:44 p.m. The motion was approved unanimously.

Respectfully Submitted,

A handwritten signature in blue ink that reads "R. James Wasulak". The signature is written in a cursive style with a small dot above the letter 'i' in "Wasulak".

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Commission Liaison