

**Town of Chevy Chase  
Long-Range Planning Committee**

**Minutes of February 15, 2007 Meeting  
6:30 p.m. – Town Hall  
Stephanie Brown, minute taker**

**Members attending:** Pat Burda, Kathy Strom, Stephanie Brown, Tina Coplan, Virginia Ceaser, David Lublin, Diane Mooney, Tillman Stirling

**Members absent:** Tamara Harris, John Navratil

**Handouts:**

1. Agenda
2. Minutes of January 18, 2007 meeting
3. Table of Montgomery County Municipalities
4. Memo on Qualitative issues to discuss re: governance
5. Memo authored by Jim Humphrey on Citizen Analysis of Housing Totals Since Approval of Bethesda CBD Sector Plan

**Call to Order:** Pat Burda convened the meeting at 6:30 p.m.

Minutes of the January 18, 2007 meeting were reviewed. David Lublin requested that his remarks be amended and he will send his language to Pat who would make the change.

**Brief Update on Open Space and 4-H:** Following research and discussion by the committee, it was decided that Pat would draft a memo on the possibility of nominating the site of the 4-H center as a Legacy Open Space, and that the committee would review and discuss this memo before sending it on to the Town Council. Tina Coplan will look into the zoning for the 4-H tract and let Pat know what she learns.

**Governance Studies:** Diane Mooney reviewed the questions on governance that the Visioning Committee posed before turning the committee's attention to the Table of Montgomery County Municipalities which David had prepared for this meeting. After discussing this list in terms of which municipalities are comparable with the Town, the committee decided that Gaithersburg and Rockville should be removed, and that Edgemoor and Garrett Park should be added. Diane will thus amend the list of municipalities. Issues that interest the committee with regard to other municipalities are: their relationship with commercial zoning issues; pressures on municipalities from development; and the form of government which the municipalities have (town manager vs. mayoral). At the next meeting, Diane will present the revised list and the committee will consider that list in regard to the questions posed in the memo on qualitative issues re: governance. Virginia Ceaser will research similar municipalities (inner suburbs outside of major cities) nationwide.

The Committee also reviewed a request to consider including voting changes as part of the Governance Study. Lance Hoffman had forwarded an article on Takoma Park's new changes to

its voting system and wondered if the Town should consider a similar change. It was agreed that because of the staggered term Council structure, the current system seems sufficient. Pat will draft a memo to Lance stating we feel it is not necessary to look at this issue at this time and that maybe the Election Committee would want to include it in their discussions.

**Presentation by and discussion with Jim Humphrey, Chairman, Planning and Land Use Committee, Montgomery County Civic Federation:** At Mier Wolf's initial suggestion, Pat had requested Jim Humphrey join the committee. Jim spoke for the balance of the evening and gave an informative and detailed presentation on development in business districts in Montgomery County, with special attention given to the zoning process.

Jim began his presentation with a brief history of zoning in the County. He then turned to the process by which a development is approved in Montgomery County. In order for the Town and our committee to be better informed on development projects, he recommended both register with the Community Association Database at the Park & Planning Commission which will allow us to receive notifications of all development applications in the County. This will enable the Town and the LRP Committee to monitor development on its borders.

Discussion then centered around the proposed development of the property at the corner of Bethesda Avenue and Woodmont Avenue (Woodmont East II). Because of the impact of that development on the Trail, the LRP committee will continue to monitor its progress. Discussion next turned to the possible redevelopment of the Pier 1 site on Wisconsin Avenue. This project is in its earliest planning stages and is something the LRP committee will want to be very active in monitoring.

Jim recommended that the Town and the LRP Committee be vigilant and diligent in keeping in touch with the Bethesda planning sector team at the Park & Planning Commission and he offered to serve as a continuing resource for the Town and LRP Committee as we learn more about development issues on our borders.

Pat concluded the meeting at 9:30 with a recommendation that the Committee take a look at the Montgomery County Civic Federation website for their monthly newsletters as well as the Neighbors for a Better Montgomery website. The rest of the committee joined Pat in thanking Jim for his presentation.

The meeting adjourned at 9:30 p.m. The next meeting is scheduled for March 15 at 7:30 p.m. in the Town Hall.