



## DRAFT MINUTES – July 11, 2006

The meeting was called to order by President John Lyons. The June 2006 minutes were approved with no corrections or additions. The agenda was accepted as presented.

### PUBLIC COMMENTS

- Pat Sandlin, the BF Saul property manager for the Olney Shopping Center noted that they want to change the pylon sign near the corner and she will come back in September to discuss their proposal for the replacement sign. John Lyons noted that GOCA had not been overly supportive of them putting in a new sign without BF Saul addressing a number of issues with the shopping center.
- Ed Weisel noted that there is a need for better bus service at the Norbeck Kiss and Ride Lot. When Metro replaced buses with an eight minute head time with articulated buses with 15 minute head times, service deteriorated, especially in the evening when one bus often arrives at the same time as the next bus. He suggested that GOCA and residents in Olney need to press Metro for better service. By consensus
- Delegate Karen Montgomery thanked GOCA for its help with the parking situation in front of the Willow Grove development. People are parking much more safely now.
- Jay Feinberg noted that the closing of Muncaster Rd has caused serious back-ups on Bowie Mill Road. He asked Capt. Walker if there were any plans to relieve the congestion by adjusting light cycles, etc., but Capt. Walker did not have information on that.

### SPECIAL PRESENTATION

**Public Drinking Incidents at the Rte. 97/108 Intersection** - John Lyons noted that he had received a phone call from Paula Kahla in connection with a call she had received from Sgt. Hudson. The call related to the recent frequency of calls for service for situations of public nuisance – on average once a week at the intersection of Rte. 97 and Rte. 108. It appears that Olney Wine and Beer is selling the large, individual bottles of beer to people who are clearly inebriated. Paula noted that she and Helene Rosenheim met with Sgt. Hudson at the corner to discuss the possibility of cutting down some of the trees to increase visibility in that area. They observed that the trees on the corner had already been trimmed up from ground for added visibility of the stores in the center. So, Paula suggested putting in some additional lighting before removing any trees. Capt. Walker noted that they had received calls from residents for help with people drinking in public and from businesses in the area of the intersection complaining about broken glass and a urine smell in the area behind the stores. She noted too, that the biggest problem is during the daytime and they still think the shade of the trees is very inviting to the people who are drinking there. Homeless people are hanging out during the day under the trees claiming they are waiting for a bus and at night they go down into Wheaton.

Officer Dan Gunn, who lives in Olney, indicated that he has taken personal interest in this situation. He stops by regularly and agrees the problem is in the daytime. The people hanging out there have been hounding customers at the Crown station for money and they do get handouts which is just enabling them. Capt. Walker will ask the liquor store owner to stop selling the single large bottles of beer. Pat Sandlin, the property manager for B. F. Saul noted that (1) she had spoken to the owner of the liquor store who indicated to her that she did not sell to people who are inebriated; and (2) she would also ask the owner to stop selling the single bottles. Pat suggested to the owner that it was important that she didn't because if she did she could lose her license and then not be able to pay her rent. The police focus on public drinking and trespassing. The police can issue no trespassing citations to individuals with the permission of affected business owners, and once they have that permission and issue the citations, they can arrest people who disobey the no trespassing order. The owners of the Crown station have given them that permission. While it was noted that empty bottles have been found behind the Olney Village Center, Capt. Walker noted they had not gotten calls about people loitering anywhere else outside of the area of the Rte. 97/108 intersection. She also noted that if they succeed in getting these people to stop hanging out at the intersection, they will just go somewhere else. No Loitering signs would help some, but it is more important that the business owners in the Center give them permission to cite the loiterers with no trespassing citations. While some people had heard there has been drug dealing at the

bus stop as well, the police are not aware of any of that activity taking place there. The Capt will coordinate with both her daytime and evening shifts and she will draw on the experience with alcohol enforcement Lt. Jack Krum who will be joining the District on July 12 has had.

Some other points made in the discussion with Capt Walker were that:

- It is not illegal to collect donations from the medians of roads. But if people would stop giving the people asking for the donations any money, they would stop doing that.
- People don't seem to heed pedestrian crosswalks. And, a request was made that if the police do sting operations in pedestrian crosswalks that one be run on a Saturday afternoon in or in conjunction with a rush hour bus schedule along Georgia Avenue. Capt Walker noted there are 6 photo speed cameras available to be on different roadways in the area. There are also signs that can be set up that just show drivers what their speed is to help increase drivers' awareness of their speed.

## **OFFICERS/COMMITTEE REPORTS**

**Treasurer's Report** – No Treasurer's Report

**Correspondence Report** – Jackie Benn reported that the correspondence included site plans for the Stanmore property and the Hyde property on Batchellors Forest Rd.

**Olney Chamber of Commerce Report** – Joe Buffington noted that Montgomery General Hospital's Picnic and Bazaar was taking place July 25<sup>th</sup> and National Night Out will take place on August 1<sup>st</sup>.

**Civic Federation Report**– No Civic Federation Report

**Membership Committee** – Art Brodsky reported that there are only few associations we have not received dues from yet.

**Land Use Report** – Barbara Falcigno reported that

- The preliminary plan for the NW Investment, Inc site will be reviewed by the Park and Planning (P&P) Planning Board on July 13<sup>th</sup>. Khalid noted that no public comments had been received yet and the only real issue is how to count the Moderate-Priced Dwelling Units (MPDUs). The County Council passed a zoning text amendment (ZTA) on bonus units. They have a good variance in lot sizes and have followed P&P's request that they not have townhouses
- The P&P hearing on the Dansche's property at Rte. 108 and Dr. Bird Dr has been postponed.
- There will be a hearing on July 18<sup>th</sup> on proposed ZTA 6-18 allowing the use of the Planned Retirement Community (PRC) zone with properties of less than 25 acres. It is being proposed for use in Shady Grove to allow the use of the zone on the Webb Tract. P&P is concerned that the developer will put an 8-story building so close to the airport. The proposed change would lower the setback from 500 ft. to 100 ft. and raises the height limitation to 135 ft.

**President's Report** – John Lyons noted that:

- With help from Barbara Falcigno they put together testimony and Barbara testified at the hearing on the sewer and water category change on the Hyde property before the County Council.
- He had asked about the boundaries of the State's right-of-way on the corners of the Rte. 97/108 because he was not sure the campaign sign for Mike Knapp on the corner of the 6-Twelve. The consensus was that he should ask Mike to move the sign.
- Last month we had talked about the aesthetics of the design of the Inter-County Connector (ICC) interchange design at Rte. 97. John Kramer noted that at the last meeting with the State Highway Administration (SHA) there were 2 issues they discussed. (1) The State is trying to define the design standards for the various interchanges. There are 5 described as community gateway bridges. Georgia Avenue is one and the others include Emory Rd and Norbeck Rd. The non-gateway bridges are topped with a chain link fence. The Park Service is pressing for the bridge over Rock Creek to be a larger, high-arched type bridge similar to the bridges in DC. (2) They also discussed trees and landscaping materials for the bridge and sound walls. There are 2 choices of materials for the residential side of the sound walls. Grade separated intersection designs include multi-use paths. Ed Weisel noted that SHA is planning to issue 5 design and build contracts, one for each of the section of the road. The first will be let by July 15<sup>th</sup> for the section between Rte. 370 and Georgia Avenue for both detailed design and construction. He expressed concern about how the public would provide input in this process. They are suppose to retain a forest buffer between the construction and the residences and in the southeast quadrant will have the Park & Ride Lot and a SHA field office, so we need to stress the need

for a forest buffer in this quadrant. It was noted, too, that Anthony Watkins is looking into who will be responsible for maintaining the berms being build in The Preserves quadrant. Arnie Gordon noted that the plans for the Winter's Run area calls for a tunnel wide enough for 4 lanes. It was also noted that they are planning gantries over the roadway for the toll booths. They will have cameras for Easy Passes and to photo tags. However, it was suggested that the booths should be on the side of the road, not overhead which will be much more unattractive.

- The construction on the Silo Inn property seems bigger than pictured. The building without a roof seems taller than the berm separating it from the homes in Victory Springs. It also seems as if it will be difficult to provide all the parking they will need. John asked the representative from Victoria Springs if there had been any recent discussions with the developer, but she did not know if there had been.

## **OLD BUSINESS**

**Hyde Property Sewer & Water Category Change** – John L. noted that there are a number of questions about the sewer and water category change that is being requested for the Hyde property adjacent to the new Good Counsel High School. The Council granted a sewer and water category change that was to be used solely for Good Counsel as an institution, but it was built deep enough and large enough so that it could be extended beyond the approved institutional use. Originally WSSC had indicated that a sewer connection for the Hyde property should go west. However, they seemed to suddenly made a change in their position so close to the time of the Planning Board hearing that there were too many unresolved questions in the minds of the P&P staff about why WSSC changed its position. As a result, the hearing before the Planning Board was to have been postponed until September, but the Council's Technology and Environment Committee was to discuss the request on July 28<sup>th</sup>. Khalid Afzal suggested that the discussion be postponed till the Planning Board had an opportunity to make its recommendation. Instead, they were asked to consider the issue at the July 20<sup>th</sup> Planning Board meeting. There is some question about the developer's ability to move forward on the site plan with this decision. John noted that the community had worked for several years on Master Plan and got some compromises that properties for which sewers could be feed by gravity. The sewer plan being proposed for this site uses grinder pumps. It seems clear from the sequence of events that the developer built the sewer system at Good Counsel with the knowledge that they were going to ask for grinder pumps to pump to the sewer system on the Good Counsel site all along. Now it appears they are pressing the Planning Board to hurry up and make a decision so the Council will hurry up and make a decision before the election. The density issue on the Hyde site will be coming up next.

**Ashton Meeting Place Development Proposal Update** – Helene Rosenheim reported that the Ashton Preserve organization has been working with the attorney who represented the community in Clarksburg, and an urban designer who has put together a proposal that includes design elements that they feel are more consistent with the language in the Sandy Spring Master Plan, and moves the grocery store building to the southern edge of the property, away from Rte. 108. The P&P staff have some questions about whether the building can be placed on the R-60 portion of the property, even if all the parties agree. However, since it seems workable and the developer and the Ashton Preservation group have not talked recently, P&P staff has directed them to sit down and try to reach some compromise before the staff will look at the plan again.

**Olney Town Center Advisory Committee Update** – John Lyons reported that the Olney Town Center Advisory Committee has moved its monthly meetings to the third Monday of each month. He also noted that the Freeman Corporation has purchased the building Madison's Restaurant was in and will convert the building into office space.

## **NEW BUSINESS**

**Lions Club Sign** – Dave Eskenazi noted that Councilmember George Leventhal introduced legislation that would relieve service organizations from paying the County's fees for public signage. He has tried to reach Susan Scala-Demby with the Department of Permitting Services to invite her to a future GOCA meeting to discuss the real implications of the legislation, but has not reached her yet. He will continue to try to reach her.

**County Trails** – Dave Eskenazi noted that Lyn Coleman with P&P had been at a GOCA meeting several months ago presenting information on a trail in Olney Mill. Action on the trail had been deferred till completion of the Rock Creek Trail Plan. He had received an email about the Plan that suggested to him that the plan was nearing completion and he was concerned the public had not had an opportunity to

comment on the plan. Joe Fritsch explained that P&P staff is going to the Planning Board to ask for approval to go ahead with the study to design the trail system. The Trail Plan has not been approved. The staff is really just beginning the process and no meeting dates have been set yet. GOCA will be included in the discussion.

Following a reminder that there is no GOCA meeting in August, the meeting was adjourned

Respectfully Submitted,

**Danny Benn**

Danny Benn  
Recording Secretary

**People in attendance:**

Jackie & Danny Benn, Art Brodsky, Joe Buffington, Dominique D'Anna, Sharon Dooley, Brenda Egeland, Dave Eskenazi, Veronica Everett, Barbara Falcigno, Jay Feinberg, Joe Fritsch, Arnold Gordon, Dan Gunn, Liza Gutierrez (Gazette), Susan Hayman, Andrew Hefworth, Paula Kahla, John Kramer, Walter Lee, Hank Lieberman, John Lyons, Del Karen Montgomery, Jon Morrison, Buck Parr, Dave Quirk, Ingrid Romer, Helene Rosenheim, Pat Sandlin, Jim Smith, Capt Patty Walker, Daniel Walsh, and Ed Weisel .