

Minutes  
June 6, 2012

**CALL TO ORDER**

President Barbara Falcigno called the meeting to order at 7:30 p.m. and delegates then introduced themselves.

Matt Zabrosky moved to approve the May 8, 2012 minutes as amended and Barbara Falcigno seconded. The minutes were approved unanimously. Kathy Curtis moved to approve the amended agenda and Paul Jarosinski seconded with additions concerning the Ron Berger Park Dedication in Unfinished Business and issues revolving around the ICC Speed Limit and a discussion of tonight's presentation under New Business. Paul Jarosinski added a third item which is Bus-Rapid Transit project hearing in which GOCA should take a position. The amended agenda was approved unanimously.

**PUBLIC COMMENT**

Barbara Falcigno announced that the Montgomery County Council is seeking applicants for positions on the County Board of Appeals. Applications will be accepted until July 18, 2012 at 5 p.m. More information can be found in the Correspondence Binder. On June 16 from 9:00 a.m. until noon, there will be a Rainscapes Watershed-Friendly Landscaping Walking Tour to exhibit designs for landscaping to prevent or suspend water runoff. On June 26 from 4:00 p.m. to 6:00 p.m. at Parklawn Middle School, there will be a question and answer open house on BRT (bus way project).

Tom McDonald of Project Change announced that there will be new events for middle school students such as live music on Friday nights at the Olney Skate Park starting July 6, 2012 and social events for high school students with Project Change partnering with the Green Turtle Restaurant. However, through a local survey of students, Project Change has discovered that local high school students still clamor for a place to go exclusively for them. Project Change would like to partner with GOCA to provide ideas and funds for social events for the families and youth of Olney.

Paul Jarosinski announced that, according to the news, total net worth of families and the real estate in Montgomery County are both falling due to rising taxes, which has increased to historic amounts. School budgets, new spending ideas for projects, and special taxes are the direct cause of this fall in net worth.

**SPECIAL PRESENTATION:**

**1) Pamela Dunn of the Montgomery Park & Planning Board explains amendments to the Zoning Code**

To begin with, in revising the zoning ordinances in Olney, most of the residential zones in Olney remain changed. However, many of the commercial districts have been creatively modified. The project to revise the Zoning Code for Montgomery County began in 2009 with a document called "Zoning Discovery," which was an analysis of the zoning ordinances at that time with an eye to updating those zoning statutes which were enacted in 1977. Additionally, consultants were hired to assist and recommend ideas in updating the zoning ordinances as well.

In 2010, a draft recommendation called "The Approach & Annotated Outline Report" (The Approach Outline Report) and a presentation was introduced to the County Council. The Approach

Outline Report explains the basic objectives on how to rewrite the core of the zoning code. Based on this document, the Montgomery County Park & Planning Commission is currently restructuring each section of the zoning code and this is an ongoing effort. Along with restructuring the code, the Commission is also listening to feedback and comments from the public as an additional means to assist them in modifying the zoning code. In approximately six months, a consolidated draft of the new zoning code should be complete and presented to the County Council.

The motivation for changing the zoning code was based on changing demographics in Montgomery County, which relates to Master Planning for accommodating growth. Currently, there are 123 zones within the Montgomery County district, the most in any jurisdiction in the country. As such, the Zoning Code has approximately 1200 pages, many of redundant statues, and around 400 footnotes. With the recommendations in The Approach Outline Report, redundant statues will be eliminated and the 400 footnotes will be contained in the body of the text with new, easy-to-use online section references. Lastly, the Commission is creating a new developmental approval process to simplify zoning approval issues.

A new and innovative idea the Commission has come up with are “floating zones,” recommended by the Master Plan. A floating zone is the same as a conventional zone as in a townhouse zone. It describes the permitted uses, setback requirements, and other standards to be applied in the district. Unlike conventional zoning districts, however, the floating zone is not designated on the zoning map. Once enacted into law it "floats" over the community until, upon approval of an application, it is "brought down to earth" to be affixed to a particular parcel through an amendment to the zoning map.

New parking lot districts will be developed with the zoning code with a limitation. Thus, there will not be an overabundance of parking lots districts. A fine will be issued to the developer who provides for “overparking.” These districts will be located in the urban areas of the County.

Overall, the main objectives of the zoning rewrite is the updating of the single-use commercial zone to mixed-use, one of the most important agendas facing the Commission, minimizing the changes to the residential zones, and creating a link between use densities and building height. With these zoning recommendations and in conjunction with the Master Plan process, the Commission will be able to accommodate future growth with undeveloped land in Montgomery County with regard to residential zoning, special exception use zoning, commercial zoning, mixed-used zoning, and industrial zoning. Again, the Commission is also listening to feedback and comments from the public as an additional means to assist them in modifying the zoning code. Open houses on zoning questions will be held in the upcoming months.

For more information on Montgomery County zoning, factsheets, or video presentations, go to the website: [www.zoningmontgomery.org](http://www.zoningmontgomery.org).

## **OFFICERS/COMMITTEE/LIAISON REPORTS**

### **a. President’s Report**

If anyone has a teenager that’s into computers, GOCA is seeking someone who can update its website and send out mail chimp correspondence. SSL Hours will be given as well as a recommendation from GOCA as a part of work/college application. Kathy Curtis was at the new Solana Assisted Living building on Route 108. As such, she was not present at the last GOCA meeting. GOCA sent a letter reiterating GOCA’s opposition to Accessory Apartments by Right to Montgomery County Park & Planning Commission. Barbara Falcigno will testify on June 21<sup>st</sup> at the Park & Planning Commission. Barbara Falcigno thanked everyone involved in Olney Days. Next month, GOCA hold an informal HOA roundtable discussion on the aspects of handling the myriad of topics from community apathy to crime to simple HOA maintenance issues. In August, there will be no GOCA Board meeting but, there will be a social gathering buffet on August 14<sup>th</sup> at Urban Barbeque on Route 108. See Matt Zabrosky for details.

**b. Correspondence Report**

Outside the normal correspondence, Howard Greif stated the following important information was in the GOCA correspondence binder: Accessory Apartment information with GOCA's official position on the matter and information on the BRT (Bus-Rapid Transit).

**c. Chamber of Commerce Report**

The Chamber of Commerce had no issues to report.

**d. Olney Town Center Advisory Committee**

Bob Beard, GOCA representative on the OTCAC, announced that the OTCAC officers for 2012 through 2014 are Helene Rosenheim as Chairperson, Lydia Rappolt as Vice Chairperson, and Audrey Pardington as Secretary. OTCAC did not secure funding, but requested that the county DOT use the Safeway Mitigation Funds for pedestrian crosswalks and traffic calming measures along Spartan Road and for a pedestrian crosswalk on Morningwood Drive at the end of North High Street. The first phase of the Spartan Road improvements, between Georgia Ave and Rt. 108, were underway at the time of the June GOCA meeting.

The next meeting will be on July 24, 2012 at Remax Community Building.

**e. Civic Federation Report**

Carol Barth has been elected the new president of the Civic Federation. The Civic Federation is supporting a new resolution ZTA 1207, which opposes gas stations with more than 3.6 million gallons of gas per year and these gas stations must be 1000 ft. from homes, schools, and parks (adopted to oppose Costco's installation of a gas station in Wheaton). The Civic Federation's position on the BRT is that the project needs more study and public hearings and to rewrite the BRT report with more public input and funding information.

**f. Membership Report**

John Webster reported that one new HOA has registered with GOCA. Five HOAs are still outstanding with GOCA reaching out to the Reserve at Fairhill for membership.

**g. Transportation Report**

The repaving of Georgia Avenue south of Route 28 is ongoing and should be done by the end of June. The portion north of the ICC towards Old Baltimore Road will be the next repaving project. There are no plans to repave Georgia Avenue at the center of Olney, which hasn't been repaved since 2000.

The State Highway Commission will send GOCA a quarterly report detailing any upcoming issues at the State Highway Commission.

In April, Barbara Falcigno, Matt Zaborsky, Ed Weisel, and Paul Jarosinski met with Darrell Mobley, Assistant Secretary for Transportation, to discuss errors in the annual State Transportation Document. At this meeting, Mr. Mobley directed Cedric Ward and Brian Young to consult further with GOCA on the errors in the annual State Transportation Document and errors in the painting of roadways, particularly painting errors that force drivers onto the ICC. As of June's Board meeting, the painting errors continue and Mr. Ward and Mr. Young have not spoken with GOCA representatives.

According to the local news, the ICC usage is very low and there is consideration to raise the ICC speed limit. Finally, the county has installed 30 new speed cameras.

## **h. Treasurers Report**

Ruth Laughner announced that as of April 30, 2012 the current bank balance is \$19, 590.40. In the month of March, Ruth has received \$150 in donations from two HOA and \$420 for the banner fees.

## **UNFINISHED BUSINESS**

### **Olney Days Wrap-Up**

Barbara Falcigno thanked all who participated in particular Helene Rosenheim and her staff. Helene Rosenheim spoke on the successes of the two new events, Olney Idol and Shred-It Event. Both events will be done again next year and expanded. Overall, Olney Days was a great success this year.

### **Spring Arbor Special Exception Project on the Danshes Property**

Chuck Graefe of SEROCA announced that SEROCA was not opposed to the idea of having an assisted living facility on the Danshes property. However, they were opposed to the development plan as it currently stands and feel that these items should be addressed as follows:

- 1) The need for an accelerate/decelerate lane on the property.
- 2) A need for a way to access the development travelling southbound on Georgia Avenue without interfering the traffic from the Sandy Spring Firehouse.
- 3) The need of a “Silver Alert” whereby the police, the fire department, and the public are alerted when an elderly person goes missing.
- 4) The need for the footprint of the development plan needs to be reduced (Montgomery County Park & Planning Commission agrees based on the proximity to the Sandy Spring Firehouse and its limitation of future expansion for the Sandy Spring Firehouse).
- 5) The limitation of future expansion for the Sandy Spring Firehouse for a growing community.

Next, Alden English from Sandy Spring Volunteer Fire Dept. spoke on a past conversation several years ago between his fire dept. and the owner of the Danshes Property whereby the Mr. Danshes, with a handshake, promised to donate 2 acres of land to the fire department for expansion while members of the fire department up kept and maintained the land. However, with the new developers (H.H. Hunt), this is not feasible. As such, the fire dept. requested to purchase 18,000 sq. feet to expand the firehouse bay to support the new and heavier fire equipment and vehicles. As the development plan stands now, there is no way that the Sandy Spring Fire Dept. can expand with a growing community.

*Chuck Graefe made motion for GOCA to support the concept of an assisted living facility on the Danshes property but oppose the development plan as presented based upon the following issues: 1) the need for an accelerate/decelerate lane on the property; 2) a need for a way to access the development travelling southbound on Georgia Avenue without interfering the traffic from the Sandy Spring Firehouse; 3) the need of a “Silver Alert” whereby the police, the fire department, and the public are alerted when an elderly person goes missing; 4) the need for the footprint of the development plan needs to be reduced and; 5) the issue of land donation to prevent the limitation of future expansion for the Sandy Spring Firehouse for a growing community. Ed Weisel seconded the motion. Motion approved with three abstentions.*

### **The Ron Berger Park Dedication**

Matt Zaborsky introduced the topic by reiterating the background of the process of how the Norbeck Meadows Civic Association (NMCA) desired to rename the Norbeck Meadows Park playground to the Ron Berger Memorial Playground in January of 2012. In February, GOCA and NMCA agreed to contribute \$500 apiece for the memorial. In response, the Montgomery Parks Foundation, a 501(C)(3) non-profit organization which is responsible for the commemorative dedication of parks, recently stated that a \$2000 fee would be needed for “sign maintenance” to achieve this goal. Both GOCA and NMCA have considering revising their plans and may contribute \$750 apiece in light of new events with a formal

appeal to the Montgomery County Park & Planning Board for reconsideration of the decision of the Montgomery Parks Foundation. The issue remains for further debate at the next GOCA Board meeting in September.

## **NEW BUSINESS**

### **ICC Speed Limit**

With the new proposal to increase the ICC speed limit, it has been estimated that there would be a dramatic increase in noise and smog pollution. Matt Zaborsky offered the following motion<sup>1</sup>:

*Whereas, any increase in the current 55MPH Speed Limit on the Intercounty Connector (ICC - MD Route 200) will cause an exponential increase in the noise emanating from the ICC and only a small decrease in time to travel from one end to the other (estimated 1.5 minutes for the entire 18 miles if increased to 60 miles/hr. or 3 min. for the entire 18 miles if increased to 65 miles/hr.), and;*

*Whereas, we believe that the current posted speed limit is adequate, and;*

*Whereas, any increase would further harm our air quality, create additional safety hazards since the road and exit ramps were not designed for faster speeds, and cause further deterioration to the quality of life being experienced by all the communities with very close proximity to the ICC;*

*Now, therefore be it resolved: GOCA opposes any increase the speed limit on the Intercounty Connector, MD Route 200.*

Paul Jarosinski seconded the motion. Motion carried with two opposed and one abstention.

### **Bus-Rapid Transit**

There is an open house from 4-8 on the 26<sup>th</sup> of June at the Parklawn Middle School to explain all the details of the new Bus-Rapid Transit (BRT) development plans. Barbara Falcigno spoke with Marc Elrich, the council member who originated the BRT plans. One proposal to fund the project involves special taxing districts for any resident that lives within a mile of the bus way. Mr. Elrich believes there are many funding options, including ones not in the TTF Report, that do not rely totally on taxpayer dollars. The BRT report itself is approximately 130 pages with three appendices and is in accord with the Master Plan. The report details the proposed BRT route within Olney and how it will be done. There will be no lane taken from Georgia Avenue but the BRT will use the current bus way. However, there are problematic issues concerning the ICC in conjunction with the BRT, funding through taxing districts, ridership, and vagueness of the actual development plan.

*Paul Jarosinski made a motion that GOCA should oppose a special taxing district to fund the Bus-Rapid Transit project; seconded by Matt Zaborsky. Motion to table the Jarosinski motion for the next GOCA meeting in September made by Bob Beard; seconded by Ed Weisel. The motion to table the Jarosinski motion carried unanimously.*

## **ANNOUNCEMENTS**

The next GOCA meeting will be on Tuesday, July 10, 2012.

## **ADJOURNMENT**

Barbara Falcigno made a motion to adjourn, Matt Zaborsky seconded by at 9:49 p.m. The meeting was adjourned.

Respectfully submitted,  
Mark K. Hill, Recording Secretary

GOCA Executive Board

Barbara Barry (Perspective Woods), Joe Corbett (Williamsburg Village), Sharon Dooley (past president, Janus Creek), Della Dorsey (Camelback Village), Barbara Falcigno (President), Kathy Curtis (2nd Vice President, Lake Hallowell), Meg Pease-Fye (1st Vice President, SEROCA), , Paul Jarosinski (Cherrywood), Lori Goodwin (Hallowell), Carolyn Knight (Olney Oaks), Chuck Graefe (SEROCA), Mark K. Hill (Recording Secretary, Camelback Village), Jeff Kahan (Christie Estates), Andrea Keller (Fair Hill Farm), Howard Grief (Corresponding Secretary, Norbeck Grove), Ruth Laughner (Treasurer, Williamsburg Village), Lydia Rappolt (Camelback Village), Helene Rosenheim (past President, Highlands), Jim Smith (Oatland Farm), Carol Sullivan (Cherrywood), John Webster (Executive Vice President, Manor Oaks), Ed Weisel (Norbeck Meadows), Dennis Twombly (Olney Mill), Matt Zaborsky (past President, Norbeck Meadows), Greg Intoccia (Ashley Hallow), Bob Beard (OTAC), Clayton Englar (SEROCA).

Invited Guests

Ray Hayhurst (MC Planning Department) Pamela Dunn (MC Planning Department), Matthew Johnson (MC Planning Department), Terri Hogan (Gazette).

Public

Barbara Ray (Brookville), Tom McDonald (Project Change), Clara Kim/Thanh Lam, Alden English (Sandy Spring Fire Department), LaWanda Edwards (Ira Unger (State Delegate Bonnie Cullison of District 19), Ann Marie Saporito (James Creek), Lou Saporito (James Creek) Evan Francis (Olney Square) Tim Francis (Olney Square), Mike Suter (Dr. Bird Road), Chuck Keyserling (Norbeck Meadows) Judy Brosckir (Brookeville), Louis Wilen (Cherrywood).

The Greater Olney Civic Association (GOCA)

**RESOLUTION**

**June 12, 2012**

Whereas, any increase in the current 55MPH Speed Limit on the Intercounty Connector (ICC - MD Route 200) will cause an exponential increase in the noise emanating from the ICC and only a small decrease in time to travel from one end to the other (estimated 1.5 minutes for the entire 18 miles if increased to 60 miles/hr or 3 min for the entire 18 miles if increased to 65 miles/hr), and;

Whereas, we believe that the current posted speed limit is adequate, and;

Whereas any increase would further harm our air quality, create additional safety hazards since the road and exit ramps were not designed for faster speeds, and cause further deterioration to the quality of life being experienced by all the communities with very close proximity to the ICC;

Now therefore be it resolved: GOCA opposes any increase the speed limit on the Intercounty Connector, MD Route 200.

Respectfully Submitted,

*Matt Zaborsky*

Matt Zaborsky  
First Vice President  
Norbeck Meadows Civic Association

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<sup>i</sup> The Greater Olney Civic Association (GOCA) ICC Resolution, June 12, 2012.