

City of Rockville

City Hall
111 Maryland Ave
Rockville, MD 20850

Approved: *[Signature]*
Attest: *[Signature]*
Approved Meeting No. 05-25
February 10, 2025



Meeting Minutes

Monday, January 27, 2025

6:30 PM

Meeting No. 03-25

WebEx

Mayor and Council

Attendee Name	Title	Status
Monique Ashton	Mayor	Present
Kate Fulton	Councilmember	Present
Barry Jackson	Councilmember	Present
David Myles	Councilmember	Present
Izola Shaw	Councilmember	Present
Marissa Valeri	Councilmember	Present
Adam Van Grack	Councilmember	Present

1. Convene

Mayor and Council convened in a Hybrid Open Meeting at 6:36 pm on Monday, January 27, 2025, in the Mayor and Council Chambers, City Hall, 111 Maryland Avenue, Rockville, Maryland, and via Webex.

Staff Present: City Manager Jeff Mihelich, City Attorney Robert E. Dawson, and City Clerk/Director of Council Operations Sara Taylor-Ferrell.

2. Pledge of Allegiance

Mayor Monique Ashton led the Pledge of Allegiance.

3. Proclamation and Recognition – NONE

4. Agenda Review

City Clerk/Director of Council Operations Sara Taylor-Ferrell reported no changes to the agenda.

5. City Manager's Report

The City Manager thanked the teams for working hard on snow removal. The City Manager reported that Finance and City teams were working hard on the recommended budget for next fiscal year, and revenues are in much better shape than anticipated. The budget will be released to the Mayor and Council and the public in early March 2025. The City Manager reminded everyone of the Lunar New Year celebration on Saturday, February 1, 2025 at Rockville High School, 2100 Baltimore Road, Rockville, MD 20851.

6. Boards and Commissions Appointments and Reappointments

A. Board and Commission Appointment and Reappointment

Councilmember David Myles moved the reappointment of Kevin Gash to serve a full three-year term to the Ethics Commission until January 1, 2028.

	RESULT: APPROVED [UNANIMOUS]
MOVER:	David Myles, Councilmember
SECONDER:	Izola Shaw, Councilmember
IN FAVOR:	Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

Councilmember David Myles moved the reappointment of Deborah Landau to serve a full three-year term to the Environment Commission until January 1, 2028.

RESULT: APPROVED [UNANIMOUS]

MOVER: David Myles, Councilmember
SECONDER: Izola Shaw, Councilmember
IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

7. Community Forum

NAME	TOPIC
Natash Hurwitz	Proposed zoning rewrite of area 10.
Jeffrey Ganz	Proposed zoning rewrite of area 10.
Kathy Stein	Proposed zoning rewrite of area 10.
Susan Zemsky	Proposed zoning rewrite of area 10.
David Weinstein	Proposed zoning rewrite of area 10.
Limin wang	Proposed zoning rewrite of area 10.
David Hurwitz	Proposed zoning rewrite of area 10.

8. Special Presentations - NONE

9. Consent Agenda

- A. Award a Contract in the Form of a Purchase Order to 72 Hour LLC, d/b/a National Auto Fleet Group of Watsonville, CA, for the Purchase of One Freightliner M2106 Utility Truck in the Amount of \$283,582.00 Consistent with the Terms and Conditions of the Cooperative Purchase Sourcewell Contract #060920-NAF.**
- B. Award and authorize the City Manager to execute a Contract responsive to IFB #01-25, for construction of the King Farm Farmstead Electric Infrastructure capital improvements program (CIP) project, to Electric Advantage, Inc., of Rockville, Maryland, in an amount not-to-exceed \$708,856.28, for a term of 150 calendar days.**
- B. Approval of Minutes**

Councilmember David Myles moved to approve consent agenda items A, B and C.

	RESULT: APPROVED [UNANIMOUS]
MOVER:	David Myles, Councilmember
SECONDER:	Adam Van Grack, Councilmember
IN FAVOR:	Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

10. Public Hearing - NONE

11. Action Items

A. Introduction and Adoption of an Ordinance to Amend the Lincoln Park Neighborhood Conservation District Plan as an Amendment to the Rockville 2040 Comprehensive Plan.

Senior Planner, Christopher Davis, provided an overview the ordinance to amend the Lincoln Park Neighborhood Conservation District Plan as an amendment to the Rockville 2040 Comprehensive Plan.

Questions from the Mayor and Council were addressed by staff. The Mayor and Council provided their thoughts and comments.

Councilmember Marissa Valeri introduced the ordinance to amend the Lincoln Park Neighborhood Conservation District Plan as an amendment to the Rockville 2040 Comprehensive Plan.

Councilmember Adam Van Grack moved to waive the layover period.

	RESULT: APPROVED [UNANIMOUS]
MOVER:	Adam Van Grack, Councilmember
SECONDER:	Izola Shaw, Councilmember
IN FAVOR:	Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

Councilmember Marissa Valeri moved approval of the ordinance to amend the Lincoln Park Neighborhood Conservation District Plan as an amendment to the Rockville 2040 Comprehensive Plan.

	RESULT: APPROVED [UNANIMOUS]
MOVER:	Marissa Valeri, Councilmember
SECONDER:	Izola Shaw, Councilmember
IN FAVOR:	Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

FURTHER DISCUSSION

January 27, 2025, Agenda item 11A.

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B. Introduction and Possible Adoption of an Ordinance to Adopt Zoning Text Amendment Application TXT2024-00267, to Amend Article 14 of the Zoning Ordinance to Revise Development Standards in the Lincoln Park Conservation District; Mayor and Council of Rockville, Applicants.

Senior Planner, Christopher Davis, provided an overview the ordinance to adopt zoning text amendment application TXT2024-00267, to amend Article 14 of the zoning ordinance to revise development standards in the Lincoln Park Conservation District; Mayor and Council of Rockville, Applicants.

Questions from the Mayor and Council were addressed by staff. The Mayor and Council provided their thoughts and comments.

Councilmember Barry Jackson introduced the ordinance to adopt zoning text amendment application TXT2024-00267, to amend Article 14 of the zoning ordinance to revise development standards in the Lincoln Park Conservation District.

Councilmember Adam Van Grack moved to waive the layover period.

RESULT: APPROVED [UNANIMOUS]
MOVER: Adam Van Grack, Councilmember
SECONDER: Marissa Valeri, Councilmember
IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

Councilmember Barry Jackson moved approval of the ordinance to adopt zoning text amendment application TXT2024-00267, to amend Article 14 of the zoning ordinance to revise development standards in the Lincoln Park Conservation District.

RESULT: APPROVED [UNANIMOUS]
MOVER: Barry Jackson, Councilmember
SECONDER: Marissa Valeri, Councilmember
IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

FURTHER DISCUSSION

January 27, 2025, Agenda item 11B.

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- C. Introduction and Possible Adoption of an Ordinance to approve the Town Center Master Plan as an amendment to the adopted 2021 Comprehensive Plan for the City of Rockville, pursuant to Section 3-101 of the Land Use Article of the Annotated Code of Maryland.**

Chief of Long Range Planning, Katie Gerbes provided an overview of the ordinance to approve the Town Center Master Plan as an amendment to the adopted 2021 Comprehensive Plan for the City of Rockville, pursuant to Section 3-101 of the Land Use Article of the Annotated Code of Maryland.

Questions from the Mayor and Council were addressed by the staff. The Mayor and Council provided their thoughts and comments.

Councilmember Adam Van Grack introduced the ordinance to approve the Town Center Master Plan as an amendment to the adopted 2021 Comprehensive Plan for the City of Rockville, pursuant to Section 3-101 of the Land Use Article of the Annotated Code of Maryland.

Councilmember Marissa Valeri moved to waive the layover period.

	RESULT: APPROVED [UNANIMOUS]
MOVER:	Marissa Valeri, Councilmember
SECONDER:	Barry Jackson, Councilmember
IN FAVOR:	Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

Councilmember Barry Jackson moved approval of the ordinance to adopt zoning text amendment application TXT2024-00267, to amend Article 14 of the zoning ordinance to revise development standards in the Lincoln Park Conservation District.

	RESULT: APPROVED [UNANIMOUS]
MOVER:	Barry Jackson, Councilmember
SECONDER:	Adam Van Grack, Councilmember
IN FAVOR:	Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

FURTHER DISCUSSION

January 27, 2025, Agenda item 11C.

https://rockvillemd.granicus.com/MediaPlayer.php?view_id=2&clip_id=4961

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12. Worksession

A. Zoning Ordinance Rewrite - Work session #1 Comprehensive Rezoning

Rockville Chief of Zoning, Jim Wasilak provided the Mayor and Council with a presentation on the zoning ordinance rewrite work session #1, Comprehensive rezoning.

Questions from the Mayor and Council were addressed by staff. The Mayor and Council provided their thoughts and comments.

Work Session #1 Summary

The Mayor and Council adopted the Rockville 2040 Comprehensive Plan (Comprehensive Plan, or Plan) in 2021. The Comprehensive Plan describes the broad vision for the city's future and contains goals, objectives, and specific recommendations for land use and zoning, among many other subject areas. The Comprehensive Plan itself does not regulate land use or establish zoning laws; instead, it anticipated that its land use and zoning recommendations would be implemented through a zoning code update or rewrite.

At the January 27, 2025, work session, staff focused on the Comprehensive Map Amendment portion of the project, presenting proposed rezonings to implement the Comprehensive Plan land use recommendations. A subsequent work session on February 24 will present recommended process-related updates of the ZOR for direction.

Zoning Ordinance Rewrite (ZOR)

Zoning regulates what buildings and land are used for, where a building may be located on a lot, and the size of buildings. Zoning also regulates other elements of site development, such as accessory structures, parking, signage, and landscaping requirements. The city's Zoning Ordinance also outlines the processes by which development and subdivision applications may be reviewed. Zoning laws and regulations are the primary way that land use recommendations from the city's Comprehensive Plan are implemented.

Staff recommended rezonings

In limited cases, zones will be recommended to be consolidated to make the Zoning Ordinance easier to understand and administer. Where zones are recommended for consolidation, the properties currently within the zone will be recommended for rezoning to a similar zone. Staff and consulting firm ZoneCo continue developing recommendations for zones to be consolidated.

Comprehensive Plan recommended rezonings

The Mayor and Council adopted the Rockville 2040 Comprehensive Plan in 2021. Among its many recommendations related to land use and zoning, the Plan includes recommendations to rezone certain properties. These recommended rezonings underwent an extensive public engagement process

during the Comprehensive Plan, and further targeted engagement has occurred with this project.

THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 9:06 PM. THE MAYOR AND COUNCIL RECONVENED AT 9:15 PM.

Overview of Comprehensive Plan Recommended Rezonings

The Comprehensive Plan recommends rezoning properties to reflect changing community needs and allow for planned land uses. A total of 606 properties, which the Comprehensive Plan organizes into “Focus Areas”, are proposed to be rezoned to implement the recommendations of the Comprehensive Plan.

Public Notification and Engagement

Extensive outreach and engagement were conducted over a period of five years to inform the Rockville 2040 Comprehensive Plan. The Zoning Ordinance Rewrite and Comprehensive Map Amendment are the implementation of Comprehensive Plan recommendations and therefore build on the engagement and outreach conducted with the Comprehensive Plan.

Next Steps

The Mayor and Council are scheduled to hold an additional work session on the ZOR (Zoning Ordinance Rewrite) and CMA (Comprehensive Map Amendment) focused on development process improvements on February 24, 2025. A draft Zoning Ordinance and zoning map will be released for public review prior to the adoption process. The adoption process for both a zoning ordinance rewrite and CMA is planned to begin in 2026.

FURTHER DISCUSSION

January 27, 2025, Agenda item 12A.

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13. Mock Agenda

Mayor and Council requested that High School 2024 State Championship recognitions be added to the February 3 meeting agenda.

14. Old/New Business

Mayor and Council looking at the Vision Zero Special Presentation as more than a presentation; want to address community concerns. Traffic concerns for Evelyn Street needs more discussion, transparency and dialogue.

Public Works working with PEPCO to address wires and pole issues.

15. Adjournment

There being no further business, the meeting adjourned at 10:36 pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Izola Shaw, Councilmember
SECONDER:	Adam Van Grack, Councilmember
IN FAVOR:	Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack