

## **September 10, 2024, Town Council Meeting Summary**

(held by Zoom Video Conferencing)

- Approved the Town Organizational Meeting Minutes of July 10, 2024.
- Approved the Town Meeting Minutes of July 10, 2024.
- Held a Variance Hearing for 3417 Plyers Mill Road to allow a six-foot (6') fence to be placed within the front plane of the property, in accordance with Section 5-109, "Fences, Walls and Retaining Walls", of the Town Code.
  - *A Resolution in support of the Variance will be prepared for the October 10, 2024, Council Meeting.*
- Approved Extending a month-to-month Lease with SERVPRO, until January 31, 2025, for the property located at 10528 St. Paul Street.
  - *The Town has acquired 10528 St. Paul Street, Ordinance O-01-2024, and will take possession on November 1, 2024.*
  - *SERVPRO will be moving to a new location on Plyers Mill Road in January 2025.*

### **Town Council Meeting September 10, 2024, 6:30 pm, held by Zoom Video Conferencing**

Mayor Furman; Council Members Bartram, Crimmins, Engle, and Lichter; Town Manager Hoffman; Assistant Town Manager Marini; and Clerk-Treasurer Engels were present. A Moment of Silence was observed.

The Town Organizational Meeting Minutes from July 10, 2024, and the Town Meeting Minutes from July 10, 2024, were reviewed and approved. See Council Actions.

### **From the Mayor and Town Council**

Town Manager Hoffman acknowledged that the Town received a Community Parks and Playgrounds (CP&P) Grant to expand the playground area at St. Paul Park between the existing swings and playground areas with ADA equipment and new surfacing; QR codes will be placed at the Park for additional information and a sketch of the planned improvements, which should be completed in the spring. There are two additional phases to the project planned, which would include new surfacing in the existing playground area and adjusting the walking path to allow an additional ADA approved piece of equipment to be installed. Town Manager Hoffman also noted that the Town received the \$100,000 contribution in accordance with the Settlement Agreement between Knowles Manor Senior Hosing, LLC, and Neighbors for an Improved Kensington, which was accepted by the Town via Resolution No. R-20-2023.

Town Manager Hoffman reported that the Town is working with the Maryland Transit Administration (MTA) on a Rail Crossing Elimination grant to conduct a feasibility study to add an above grade pedestrian crossing at the Train Station and confirmed support from the Council to provide up to \$15,000 in a matching grant which would be in next fiscal year.

### **Montgomery County's Attainable Housing Initiative/Maryland Land Use Code Legislation**

Council Member Crimmins summarized Montgomery Planning's recommendation for the Attainable Housing Strategies Initiative, which proposes to add housing options within residential detached zones, including the R-60 zone, by removing restrictions and allowing duplexes, triplexes, and quadplexes, townhouses, and multi-tenet dwelling units. The County has scheduled Listening Sessions; dates and times were provided on the agenda along with more information in the Town's newsletter.

Residents commented and asked questions on the County's Attainable Housing Strategies Initiative.

Town Manager Hoffman stated that the Town has been asked to support a letter drafted by many of Montgomery County's municipalities under the County's zoning authority, to amend language within the State's Land Use Code that would change 'single-family' housing to 'residential' housing. The proposed change in language would clarify zoning authority over all residential zones, and allow the continued regulation of setbacks, height, and density for all types of housing.

The Council clarified the Town Attorney's edits to the draft letter and supported signing the letter.

### **3417 Plyers Mill Road (Fence Variance Hearing)**

A Variance Hearing was held to allow a six-foot (6') fence within the front plane of the property at 3417 Plyers Mill Road in accordance with Section 5-109(b), "Fences, Walls and Retaining Walls", of the Town Code.

The property owners, Rachael and Jason Leffler, were present and requested to replace their deteriorating six-foot cedar fence installed in 2012, with a six-foot vinyl fence in the front plane of their house. The Lefflers noted that the fence is still twenty-six feet back from Plyers Mill Road and the line of sight will not be hindered.

Council Member Crimmins questioned whether the last section of the fence would still be stepped down like the existing fence. The property owner stated that it would continue at six-feet and not step down so it can connect to a four-foot yard fence.

There were no public comments. The Council supported the variance. See Council Actions.

### **Parking Task Force**

Council Member Lichter stated that she, along with Council Member Crimmins, will be co-chairing a Parking Task Force to address the increased demand for parking within the Town and develop recommendations to manage current and future parking demand. There will be additional information on how to submit a nomination form to be on the Parking Task Force.

Council Member Engle reported that he notified the Mobility and Traffic Committee (MTC) about merging with the Pedestrian and Bicycling Access & Safety (PBAS) Working Group, and there will be a joint meeting on October 7.

Council Member Lichter thanked Town staff, KensingtonCAN, and the Racial Justice Committee for the successful Back to School Community Block Party; thanked those that worked on the Little Library which is installed near Kensington House; and suggested the Town add additional musical and dancing groups to the Labor Day Parade.

Mayor Furman thanked the staff and coordinators for the successful Labor Day Parade, noted the Parade Coordinator Victoria Clark will not be doing the Parade next year, and thanked Gary and Diane Ditto for the wonderful Train Show.

### **Public Appearances**

Joe Campbell expressed condolences for David Gregg's passing and noted the wood carving of David Gregg was fading; and requested information on the Parking Task Force.

Council Member Lichter stated she, along with Council Member Crimmins, will review the nominations and the Parking Task Force will have 12 to 15 members.

### **From the Town Manager**

Town Manager Hoffman stated SERVPRO, 10528 St. Paul Street, has requested to extend their lease on the property after the Town takes possession on November 1, through the end of the year, as their new location will not be ready until January; a Phase I environmental study was completed on the property, which found a vent pipe to a possible underground storage container, and a Phase II environmental study will be completed to provide additional details. There was no public comment. See Council Actions.

Town Manager Hoffman stated that Sean Gaiser is planning the Annual Pumpkin Rock N' Roll and is requesting to use Howard Avenue, which would require the closure of Howard Avenue between Armory Avenue and Fawcett Street. The Council had concerns about closing Howard Avenue on a Saturday and suggested exploring other locations or dates.

Town Manager Hoffman stated that the Mayor and staff have been working with Margaret Upton, Upton Architecture, to redesign the Town Hall Offices to improve workflow, be more welcoming to visitors, and provide security.

### **Council Actions**

Council Member Lichter moved to approve the Organizational Meeting Minutes from July 10, 2024. The motion passed unanimously.

Council Member Lichter moved to approve the Town Meeting Minutes from July 10, 2024. The motion passed unanimously.

Council Member Bartram moved to direct staff to prepare a Resolution in support of the variance at 3417 Plyers Mill Road to allow a six-foot (6') fence in the front plane of the property for approval at the October 10, 2024, Town Meeting. The motion passed unanimously.

Council Member Crimmins moved to extend SERVPRO's existing lease until January 31, 2025, at 10528 St. Paul Street. The motion passed unanimously.

Council Member Bartram moved to adjourn the meeting at 8:43 pm. The motion passed unanimously.