

April 14, 2026, GCCA Meeting Minutes

Attendees: Dan Wilhelm, Marguerite Raaen, Mark Pankow, Ed Weiler, Pat Corey, Ben Eng, Ayanna King, Marge Currie, Pam. Solomos, Justin Collier, Deb Gonski, Ivy

April Minutes: The March monthly minutes were approved.

April Treasurer's Report: Mark Pankow reported our current GCCA balance is \$4,458.08. He also stated that the Notley Road Funds had collected \$53, 739.01 and with expenses of \$48,045.59 that there was a balance of \$5,273.42. He stated that putting out the Post Card to the 3,500 Colesville residents would exhaust most of the current funds, but that there would be an appeal for donations. He said that the upcoming OZHA hearings will use up most of the Notley balance. The treasurer's report was accepted.

Notley Road Rezoning. The Notley Road public comments were completed and testimony opposing the development started. The witness, a lawyer, testified that he spent a good amount of time reviewing the Montgomery County zoning regulations and then pointed out that the zoning change requested didn't satisfy any of necessary requirements. He quoted each zoning requirement by code for the distances for parks, shopping center and transit stops. The building setbacks didn't meet code, green space was insufficient, and traffic volume and cut through traffic was underestimated. He noted that the developer used false comparisons of building heights to justify their plan, and that school pupil enrollment wasn't accurate. He stated that the infrastructure addressing storm flow management and water and sewer volumes were inadequately addressed. He also pointed out that the developer did not have any experience with residential development and had only done commercial building projects. The testimony also noted that neither the Thrive 2050 nor the 1997 White Oak Development Plan were properly met. He also questioned the need for a zoning change, because construction of 42 townhouses could be done under the current zoning regulations except for the building of another 100 townhouses. The next hearing dates are scheduled for May 11 and 12. This will complete our testimony in opposition. The developer estimates it will take 3 hours for their rebuttal.

GCCA Business: The annual GCCA meeting is scheduled for May 19, and a postcard will be mailed out directing everyone to the website where the Clarion resides. Pat Corey has asked both Kristin Mink and Will Smith to speak at the annual meeting and waiting for their responses. He has also asked the Presidents of Stonegate, Cloverly and Tamarack to invite their residents. Marguerite has also sent out requests for volunteers to bring food. We also discussed the post card wording and to get it out to the printer by the 20th and have all the articles for the Clarion in to Nancy for it to be ready by May 1 when the post cards will be mailed. Dan will call the printer to let them know what we are planning to do.

Marguerite said that she will be emailing the 600 Facebook members about the meeting and Clarion being available. It was noted that Colesville was divided in two and that Senator Craig Zucker should also be invited to speak.

East County Citizens Advisory Board: Ed shared insights from the ECCAB where Marc Elrich attended the meeting highlighting the major investments made to East County from 2019 to 2026.

Safety: On April 12 a 33-year-old male died at the scene after his vehicle struck the curb, a utility pole and overturned on Ga Ave at Randolph Road.

On April 7, a 65-year-old Olney man was arrested after a road rage shooting incident occurred at International Drive and GA Ave near the ICC. A shot was fired which struck the vehicle.

Two men were arrested for a stabbing on April Drive in Silver Spring.

A missing New York woman was located safe in Montgomery County. The woman suffering from Alzheimer dementia had been reported missing and was tracked by automated license plate readers after her phone was pinged to her current location. She was taken to a local hospital and subsequently reunited with her family.

Ongoing Business: The Viva White Oak developer is in the process of submitting final paperwork to the County Council.

A discussion followed on tax policies and the funding challenges in the county's budgets: which tax methods were most effective including sales tax, property, car or income taxes; which were more regressive and why; the cuts in federal government support that were forcing states to raise taxes; and the migration patterns of people leaving high tax states.

Submitted by Pat Corey.