



**HERNDON PLANNING COMMISSION
Regular Meeting Minutes
Monday, April 22, 2024**

1. Call to Order

Chair Romeo called the April 22, 2024, Planning Commission regular meeting to order at 7:00 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Commissioners Jay Donahue, Dua'a Elbarasse, Mike McFarlane, Kevin Moses, Vice Chair George Burke, and Chair Mike Romeo. Commissioner Meron Yohannes was absent.

Staff present: Lisa Gilleran, Director of Community Development; Lesa Yeatts, Town Attorney; David Stromberg, Zoning Administrator; Mike Shindledecker, Transportation Engineer; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Romeo determined there was a quorum of six members present.

2. Approval of Minutes

a. March 11, 2024, Planning Commission Work Session

b. March 25, 2024, Planning Commission Regular Meeting

Vice Chair George Burke motioned to approve the March 11, 2024, Planning Commission work session minutes, and the March 25, 2024, Planning Commission regular meeting minutes.

Motion seconded by Commissioner Mike McFarlane.

The question was called on the motion, which was carried by a 6-0 roll call vote. Commissioners Donahue, Elbarasse, McFarlane, Moses, Vice Chair Burke, and Chair Romeo voted "Aye."

Commissioner Yohannes was absent.

3. Comments

a. Comments from the Staff Members

No comments were offered.

b. Comments from the Commissioners

Commissioner McFarlane commented about a recent stabbing and police shooting that occurred and zoning's purpose in protecting the health, safety, and welfare of the citizens of a community.

c. Comments from Citizens

No comments were offered.

4. Public Hearings

Ms. Gilleran stated that notices of the public hearing for the application were duly advertised in the April 12 and April 19, 2024, issues of the Fairfax County Times Newspapers. Certificates of Publication from the Editor of the Fairfax County Times Newspapers will be entered into the record upon receipt.

a. Zoning Ordinance Text Amendment ZOTA #24-01 - Development Application Fees

Chair Romeo opened the public hearing and called on Mr. Stromberg for the staff presentation.

Mr. Stromberg delivered the staff report dated April 22, 2024, which is on file with the Department of Community Development. Staff recommends that the Planning Commission recommend approval of ZOTA #24-01 to the Town Council.

Commissioners and staff discussed this item, including whether single-lot development plans are primarily for residential lots. Responding to Chair Romeo, Mr. Stromberg stated that single-lot development plans are for residential uses. Chair Romeo stated that he would prefer that the amount for residential site plans remain the same, if not reduced, in the future.

Chair Romeo recognized members of the public for comment.

No comments were offered.

Chair Romeo closed the public hearing and moved to the commission level for discussion.

Vice Chair Burke motioned to approve ZOTA #24-01, in accordance with the proposed ordinance.

Motion seconded by Commissioner Moses.

Commissioner McFarlane stated that he was inclined not to approve the filing fees after the work session. Commissioner McFarlane looked at the Town of Vienna and the Town of Leesburg and found that their fees are significantly more than the

Town of Herndon's. Commissioner McFarlane encourages the town to look at the issue more seriously, to be consistent, and still deliver for the citizens. The question was called on the motion, which was carried by a 6-0 roll call vote. Commissioners Donahue, Elbarasse, McFarlane, Moses, Vice Chair Burke, and Chair Romeo voted "Aye." Commissioner Yohannes was absent.

b. Special Exception SE #24-01 - Hunters Creek Bridge Floodplain Overlay

Chair Romeo opened the public hearing and called on Mr. Stromberg for the staff presentation.

Mr. Stromberg delivered the staff report and staff presentation dated April 22, 2024, which are on file with the Department of Community Development. Staff recommends that the Planning Commission recommend SE #24-01 for approval to the Town Council, in accordance with the proposed resolution.

Chair Romeo recognized the commissioners for questions of staff.

No comments were offered.

Chair Romeo recognized members of the public for comment.

Kathryn Wolff commented that she missed the bridge and supported the application.

Alex Williams commented about limited access to the park, and safety, and supported the application.

Tracy Molito commented on safety concerns, and urgency for the project completion, and supported the application.

Hallie Giuliano commented on access to the park and Hunters Creek pool, the slow process to replace the bridge, the desire to see more collaboration between the Town of Herndon and Fairfax County, and supported the application.

Marcello Mejia commented on the potential hazards of accessing the Hunters Creek pool along Herndon Parkway while the bridge was out and supported the application.

Ryan Schupp commented on the state of the paths leading to the bridge and supported the application.

Chair Romeo asked if staff had any closing remarks.

Mr. Shindledecker stated that staff is continuing to work with the Army Corps of Engineers on moving this project forward as soon as possible.

Chair Romeo closed the public hearing and moved to the commission level for discussion.

Commissioner McFarlane motioned to approve SE #24-01, in accordance with the proposed resolution.

Motion seconded by Vice Chair Burke.

Commissioner Donahue asked for clarification on the timeline for the completion of the bridge.

Responding to Commissioner Donahue, Mr. Shindledecker stated that construction should be complete by the end of the current calendar year.

Commissioner McFarlane stated that he will bring this item up with the Pedestrian and Bicycle Advisory Committee, and believes that the town needs to do better in evaluating pedestrian bridges.

Chair Romeo stated that the path leading up to the bridge near the swim and racket club needs to be addressed.

Responding to Chair Romeo, Mr. Shindledecker stated that the town is looking at repairing the paths adjacent to the bridge but does not want to lump that into and potentially complicate the current application. Responding to Commissioner McFarlane, Mr. Shindledecker stated that the town has developed a pedestrian bridge inspection process.

The question was called on the motion, which was carried by a 6-0 roll call vote. Commissioners Donahue, Elbarasse, McFarlane, Moses, Vice Chair Burke, and Chair Romeo voted "Aye." Commissioner Yohannes was absent.

5. Adjournment

There being no further business, and without objection, the April 22, 2024, Planning Commission regular meeting adjourned at 7:31 p.m.

A handwritten signature in black ink, reading "Aaron Zoellick". The signature is fluid and cursive, with the first name "Aaron" and the last name "Zoellick" clearly distinguishable.

Aaron Zoellick
Clerk of Boards and Commissions

Minutes approved by the Planning Commission: August 26, 2024