



---

**HERNDON PLANNING COMMISSION  
Regular Meeting Minutes  
Monday, August 26, 2024**

**1. Call to Order**

Chair Romeo called the August 26, 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, Meron Yohannes, Vice Chair George Burke, and Chair Michael Romeo.

Mayor Sheila Olem was present.

Staff present during the meeting: Lesa Yeatts, Town Attorney; Lisa Gilleran, Director of Community Development; Fadrique Iglesias, Community Planner/Deputy Zoning Administrator; and Aaron Zoellick, Clerk of Boards and Commissions.

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

**2. Recognition of Mike McFarlane**

Mayor Olem presented Commissioner McFarlane with a certificate of appreciation for his service to the Town of Herndon.

Chair Romeo presented Commissioner McFarlane with a resolution for his service to the Town of Herndon.

Commissioner McFarlane thanked Mayor Olem for the opportunity to serve on the Planning Commission, his fellow Commissioners for their dedication, and the Town staff for their work.

**3. Approval of Minutes**

**a. April 8, 2024, Planning Commission Work Session Minutes**

**b. April 22, 2024, Planning Commission Regular Meeting Minutes**

Vice Chair Burke motioned to approve the April 8, 2024, Planning Commission work session minutes and the April 22, 2024, Planning Commission regular meeting minutes.

Motion seconded by Commissioner Moses.

The question was called on the motion which was carried by a 7-0 roll call vote. Commissioners Donahue, Elbarasse, McFarlane, Moses, Yohannes, Vice Chair Burke, and Chair Romeo voted "Aye."

**4. Comments**

**a. Comments from the Staff Members**

No comments were offered.

**b. Comments from the Commissioners**

Commissioner Donahue thanked Commissioner McFarlane for his service on the Planning Commission.

Chair Romeo thanked Commissioner McFarlane for his service on the Planning Commission.

**c. Comments from Citizens**

Mayor Sheila Olem, 500 Bowers Lane, thanked Commissioner McFarlane for his service on the Planning Commission.

**5. Public Hearings**

Certificates of Publication from the Editor of the Fairfax County Times Newspapers were filed, showing that notices of the following public hearing item were duly advertised in the August 9 and August 16, 2024, issues.

**a. APPLICATION FOR A SPECIAL EXCEPTION AMENDMENT – SE #24-02, 1031 Sterling Road, Suite 104, to consider an amendment to the previously approved CU#89-11 associated with a restaurant use to expand the hours of operations and the number of seats.**

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

Mr. Iglesias delivered the staff memo and presentation dated August 26, 2024, which are on file with the Department of Community Development. Mr. Iglesias stated that this is an application for a special exception amendment to the previously approved conditional use permit #89-11 associated with a restaurant

use to expand the hours of operation and the number of seats. Staff is recommending approval of SE #24-02 with conditions in accordance with the proposed resolution.

Chair Romeo recognized the applicant to provide comment.

The applicant, Spiro Souliotis, was present and provided brief comments.

There were no comments from the audience.

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

Commissioner McFarlane motioned to approve SE #24-02 in accordance with the proposed resolution.

Motion seconded by Vice Chair Burke.

The question was called on the motion, which was carried by a 7-0 roll call vote. Commissioners Donahue, Elbarasse, McFarlane, Moses, Yohannes, Vice Chair Burke, and Chair Romeo voted "Aye."

## **6. Adjournment**

There being no further business, and without objection, the August 26, 2024, Planning Commission regular meeting was adjourned at 7:22 p.m.

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

**Aaron Zoellick**  
**Clerk of Boards and Commissions**

Minutes approved by the Planning Commission: September 23, 2024