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**PLANNING COMMISSION
Regular Meeting
Monday, February 27, 2023**

The Planning Commission met in public session on Monday, February 27, 2023, at 7:00 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Vice Chair George Burke and Commissioners Jay Donahue, Dua’a Elbarasse, Kevin Moses, and Meron Yohannes. Chair Michael Romeo and Commissioner Mike McFarlane were absent.

Others present during the meeting: Lisa Gilleran, Director of Community Development; Lesa Yeatts, Town Attorney; David Stromberg, Zoning Administrator; and Aaron Zoellick, Clerk of Boards and Commissions.

1. Call to Order

Vice Chair Burke called the meeting to order at 7:00pm and stated that there were five members present, which constituted a quorum.

2. Approval of Minutes

- a. January 9, 2023, Planning Commission Work Session Minutes
- b. January 23, 2023, Planning Commission Regular Meeting Minutes

The minutes for the January 9, 2023, Planning Commission Work Session and the January 23, 2023, Planning Commission Regular Meeting were approved on the motion of Commissioner Donahue, seconded by Commissioner Moses. The vote carried 5-0. The vote was: Commissioners Donahue, Elbarasse, Moses, Yohannes, and Vice Chair Burke voting “Aye.”

3. Comments

- a. Comments from the Staff Members

There were no comments from the staff members.

- b. Comments from the Commissioners

There were no comments from the Commissioners.

- c. Comments from Citizens

There were no comments from citizens.

4. Public Hearing

Vice Chair Burke asked Mr. Stromberg if the public hearing item on the agenda was properly advertised.

Mr. Stromberg stated that the application was properly advertised with notices of the public hearing having been duly advertised in the February 10 and February 17, 2023, issues of the Fairfax County Times Newspapers. Certificates of Publication from the Editor will be entered into the record upon receipt.

**February 27, 2023
Regular Meeting**

- a. **ZONING ORDINANCE TEXT AMENDMENT, ZOTA #23-01**, to revise regulations governing the location of wall signs in downtown mixed-use districts, when said sign is authorized through the issuance of a Certificate of Appropriateness. The proposed amendments under consideration include, without limitation: Chapter 78 (Zoning), Article XIV (Signs), and Section 78-141.6 (Sign Standards for Downtown Mixed-Use Districts), and other articles as deemed necessary to revise the regulations.

Vice Chair Burke asked Mr. Zoellick if any disclosures were filed regarding ZOTA #23-01.

Mr. Zoellick stated that Commissioner McFarlane filed a Transactional Disclosure Statement. The statement indicates that Commissioner McFarlane has a personal interest in this transaction and will recuse and disqualify himself from discussion and voting on this transaction.

Vice Chair Burke opened the public hearing and called on Mr. Stromberg for the staff report and updates.

Mr. Stromberg delivered the staff presentation dated February 27, 2023, which is on file in the Department of Community Development. Staff is encouraging the Planning Commission to recommend ZOTA #23-01 to Town Council in accordance with the draft resolution.

Vice Chair Burke called on the Planning Commission for questions of Mr. Stromberg. Commissioners asked questions regarding pending applications that would be impacted by ZOTA #23-01 and why the current Zoning Ordinance limited signs in the Historic District to the first floor. Mr. Stromberg responded to Commissioners questions.

Vice Chair Burke recognized members of the audience for comments on this item.

There were no comments from the audience.

Vice Chair Burke closed the public hearing.

Following the public hearing, Commissioner Donahue made a motion to recommend ZOTA #23-01 to Town Council in accordance with the draft resolution. The motion was seconded by Commissioner Elbarasse.

The question was called on the motion, which carried by a vote of 5-0. The vote was: Commissioners Donahue, Elbarasse, Moses, Yohannes, and Vice Chair Burke voting "Aye."

5. Adjournment

There being no further business, and without objection, the February 27, 2023, Planning Commission regular meeting was adjourned at 7:11pm on the motion of Commissioner Elbarasse, seconded by Commissioner Moses.



Aaron Zoellick
Clerk of Boards and Commissions

Minutes approved by the Planning Commission: April 24, 2023