

MCLEAN PLANNING COMMITTEE
Monthly Meeting
September 16, 2020
MEETING MINUTES* (Meeting conducted via Zoom)

MPC President Rich Salopek convened the meeting at 7:04 p.m.

Assignment of Secretary Duties

The president advised that, as the office of secretary this year falls upon the Chamber, which organization has not as yet appointed a member to serve in that role, the Chamber's president, Paul Kohlenberger, had offered to perform the secretarial duties for the time being. There was no objection and the president thanked Mr. Kohlenberger for his generous offer to do this important work.

Approval of Minutes

Ann Seaman moved that the minutes of the July meeting be approved. Maya Huber seconded. The minutes were approved unanimously.

Treasurer's Report

The president reported on the Committee's balance of funds at Chain Bridge Bank. As of September 14, the checking account had a balance of \$577.47, and the CD's value was \$4,165.69. The president furthermore reported that the Committee's post office box had been renewed through April 30, 2021.

Supervisor's Report

Ben Wiles alerted the Committee that at its meeting on September 15, the Board of Supervisors had approved an economic incentive program which would incentivize redevelopment in activity centers and commercial revitalization districts through the provision of tax abatements. New development proposals that include parcel consolidation will enjoy a reduction in fees and, more significantly, an abatement on real estate taxes for the net increase in valuation occasioned by the redevelopment. The abatement regime would apparently run for ten years from its inception, *not* ten years from any particular project's delivery. Mr. Wiles advised that the program will be implemented in parts of the County beginning in the fall of 2021 and will begin in McLean around mid-2024. Mr. Wiles offered to circulate the Board item to the Committee, and Mr. Murn offered to circulate an advisory notice about the program from McGuireWoods.

Mr. Wiles then addressed the question of public outreach in relation to the CBC Comp Plan amendment. He advised that the County and his office are considering a virtual town hall, as well as potential active and passive in-person engagement efforts.

McLean Revitalization Corporation Report

Ed Murn gave the report. At its meeting on September 9, discussion continued on the McLean website MRC is developing, and Tom Jacobi has agreed to head an effort to capture and publicize information on businesses in the CBC. Kim Dorgan, Task Force chair, gave an update on the timing for public meetings regarding the Comp Plan amendment.

Subcommittee Reports

None

Review of Director and Alternate Positions

The president noted that every stakeholder group could and should appoint additional alternates to the Committee

CBC Task Force Update

The president gave a brief report, noting that stormwater management and base plan staff presentations occupied the bulk of the prior meeting of the Task Force. He advised that the next meeting had been postponed from September 21 to October 5. Staff plans to release the 2nd revised version of its text to the Task Force and community at the end of the week of September 14, requested organizational comments by September 30 for enrollment and distribution to the Task Force ahead of its first October meeting. The president also shared a table showing projected dates for the PC public hearing, BOS public hearing, etc.

Maya Huber and a number of other Committee members, in the interest of public participation, expressed concern about the imminent and long-term timelines for the Comp Plan amendment process. Mr. Wiles reiterated his office’s strong interest in public participation and suggested that the schedule was flexible to community input.

The president then asked the Committee’s guests, the presidents of the McLean Citizens Association and the Greater McLean Chamber of Commerce, about the positions each organization has towards the Plan language. Both expressed a number of significant concerns.

The president suggested that the MPC should be prepared to do an in-depth review of the forthcoming draft Plan text and aim to develop a position at the October 16 meeting for distribution to the Task Force, Supervisor Foust, County staff, and other community stakeholders.

The president advised that he would circulate any further updates from the CBC Study process to the Committee as they arrived.

New Business

Ann Seaman sought confirmation, which the president provided, that the Committee’s monthly meeting room at the McLean Community Center had been reserved for the year.

Adjournment

The president adjourned the meeting at 7:53 p.m.

IN ATTENDANCE:

Directors:

MCA	SCA	GMCC	CL
Maya Huber	Andrew Serafin	Alan Edwards	Ed Murn
Francesca Gutowski	Winnie Pizzano	Brian Berry	Tom Passarelli
Rich Salopek	Craig Bennett	Nicole Morrill	Chelsea Rao
Merrily Pierce			

Alternates:

	Kathleen Wysocki	Ann Seaman	
	Jim O'Looney		

Guests:

Ben Wiles (Dranesville District Supervisor's Office)
Paul Kohlenberger (Greater McLean Chamber of Commerce)
Rob Jackson (President, McLean Citizen's Association)
Sharon Gamble (Salona Village Citizens Association)

End of Meeting Minutes*.

**Minutes prepared by Paul Kohlenberger (on behalf of the Greater McLean Chamber of Commerce) and Richard Salopek*