**MCLEAN PLANNING COMMITTEE**

**Monthly Meeting**

**May 18, 2022 7:00 pm**

**MEETING MINUTES\* (Meeting conducted via Zoom)**

**Call to Order at 7:03 PM** Rich Salopek

**Approval of Minutes** Deferred to June Meeting

**Treasurer’s Report** Deferred to June Meeting

**Supervisor’s Report**

* Ben Wiles reported that latest set of Giant revisions was denied earlier this month. There are a few minor outstanding issues. McLean Properties is considering flipping the orientation of loading dock to face northeast.

**MRC Report**

* No report

**Ongoing Matters**

* Urban Design Guidelines – Process
  + Merrily Pierce and Dennis Findley reported. Consultant working with County identified a green walkable corridor on Elm Street, and an open discussion ensued.
* Bassing Project
  + Hans Schmidt reports final permits should be issued imminently. Projected construction timeline of roughly eighteen months.

**New Matters**

* Mars Headquarters Expansion
  + *Brad Figel – Senior Counsel, Public Affairs began and made introductions*
  + *Bob Molter – Mars Engineering – cap project responsibility*
  + *Eric Bear – filling in for Evan Pritchard of Cozen O’Connor*
  + *Brian Smith – director, project management group, CBRE; assisting Mars since 2019*
  + Mr. Figel began the presentation, offering a review of Mars’ history and present operations
  + Mr. Molter identified some existing issues:parking, insufficient space for larger meetings; amenties needed upgrading. He then provided an overview of the overall proposed project.
  + Existing building to be retained and expanded. Building on parcel to the southeast will be razed and accommodate much of the original building’s addition.
  + All parking will be accommodated underground.
  + Building height will be two stories.
  + Mr. Bears and Mr. Smith reported on the land use application. The existing headquarters site will be rezoned from C-2 to C-3, to allow for a higher allowable FAR.
  + Mr. Salopek inquired about streetscape improvements. Mr. Smith reported that the submission complies with the Comprehensive Plan’s recommendations. Proposed 6 foot LAP, and an 8-foot sidewalk along Ingleside.
  + Mr. Salopek inquired about sustainability aspects of the project. Mr. Smith and Mr. Molter suggested that a variety of measures are being considered, including geothermal, solar and stormwater management options.
  + Mr. Zumot inquired about the loading dock on Moyer, suggesting there may be grade and turning radius issues, and that it would reduce on-street parking.
  + Mr. Findley complemented the basic site planning, and inquired about the cladding of the building. Mr. Molter said that was still under consideration.
  + Mr. Salopek inquired if the third (southernmost) parcel will be included in the rezoning. Mr. Molter suggested it was not included currently, but may ultimately be.
  + **MPC Subcommittee: Dennis Findley will be the Chamber rep; Merrily Pierce will be the MCA rep; Winnie Pizzano will be the SCA rep; the CLA rep will be identified hereafter.**
* MPC Officer Discussion for Next Year
  + CLA turn to be President next two-year term
  + SCA to be VP; MCA to be Treasurer; GMCC to be Secretary
  + Mr. Salopek asked for the list of directors and alternates from constituent organizations prior to the June meeting.

**Next Meeting**: The next meeting will be June 15, 2022 (starting at 7pm).

**Adjournment:** Meeting adjourned at 8:16 PM

**IN ATTENDANCE:**

**Directors:**

|  |  |  |  |
| --- | --- | --- | --- |
| **MCA** | **SCA** | **GMCC** | **CL** |
| **Rich Salopek** | Andrew Serafin | **Alan Edwards** | **Christofer Zumot** |
| Maya Huber | **Craig Bennett** | Brian Berry |  |
| **Merrily Pierce** | **Winnie Pizzano** | **Dennis Findley** | **Hans Schmidt** |
| Roshan Badii | **Jim O’Looney** |  | Tom Passarelli |

**Alternates:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Jen Jones** | **Kathleen Wysocki** | **Ann Seaman** |  |
| Connie Fan |  | **Paul Kohlenberger** |  |
| **Jenn Longmeyer-Wood** |  |  |  |

Guests:

Brad Figel (Mars)

Brian Smith (Mars)

Rob Molter (Mars)

Alexis Kurtz

Kathy Lewis

Sharon Gamble (Salona Village Citizens Association)

April Georgelas

Bob Perito (McLean Citizens Association)

Ben Wiles (Supervisor Foust’s Office)

**End of Meeting Minutes\*.**

*\*Minutes prepared by Paul Kohlenberger.*