**MCLEAN PLANNING COMMITTEE**

**Monthly Meeting**

**April 21, 2021 7:00 pm**

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

**Call to Order at 7:05 PM** Rich Salopek

**Approval of Minutes** March 17 Minutes Approved

**Treasurer’s Report** Chelsea Rao

* $4,165.69 in CD renewed by Treasurer; due Jan 2022
* $577.47 in Checking
* Filed 990 with IRS 1/21; PO Box to be renewed at end of month

**Supervisor’s Report**

* No report

**Installation of Directors and Alternates**

Greater McLean Chamber of Commerce

-Kip Laughlin and Paul Kohlenberger

Landowners

-Brian Luwis

**Old Business**

* + - MRC Report Letter sent today. Board opposed March draft; as discouraging development; urges support for December draft. Website by end of May.
    - Tri-State Update – Winnie Pizzano reported the application will go before BOS in early May; applicants have addressed some concerns expressed at PC public hearing.

**New Business** Rich Salopek

CBC Comp Plan Text –

*President’s Update*

Rich Salopek reported that the PC public hearing has been postponed. Staff is reportedly addressing a number of issues, including density availabiity timeline, interim development conditions, parking, building height, and stormwater management.

*Subcommittee Report*

Maya reported and presented the subcommittee report.

MOTION: to approve the subcommittee recommendation

FAILS: 6-9, one abstention

*Open Discussion*

Discussion as to a course of action for MPC ensued, resulting in a series of motions.

MOTION: To oppose the March 8, 2021 draft text.

WITHDRAWN

MOTION: That the MPC opposes the March 8, 2021 draft text and suggests a return to the December 9, 2020 draft text that reflects the Task Force's input and should be the plan from which negotiations begin.

PASSES: 10-5; one abstention

Further motions were predicated on the understanding that they referred to, commented upon, or modified the December 9, 2020 plan text.

MOTION: That the MPC endorses changing the December 9, 2020 plan text such that references to stories are excised and that, instead, density is controlled by maximum building heights, in feet, by zone, exclusive of MPH, under the following regimen:

General Zone: 75 feet

Center Zone: 100 feet

Bonus Height Area: 135 feet

PASSES: 14-2

MOTION: That the MPC believes that, as regards stormwater management, the CBC Plan should comply with the standards required in the Fairfax County Public Facilities Manual. Additionally, the MPC believes incentives should be developed to encourage developers to exceed these standards.

PASSES: [voting terminated at 9 yeas]

MOTION: That the MPC endorses the revisions to overall development potential and development review as laid out in the related McLean Citizens Association resolution.

PASSES: [voting terminated at 9 yeas]

MOTION: That the MPC endorses the Task Force recommendation regarding the size of the consolidated open space offered under the Bonus Height Area guidance.

PASSES: 11-5

MOTION: That the MPC endorses the Staff recommendations within the Cultural Resources section and corresponding land unit text regarding the Old Firehouse.

PASSES: 13-2; 1 abstention

MOTION: That the Parking Management section be removed in its entirety.

PASSES: 14-0; 2 abstentions

MOTION: TOO MANY PERMISSIVE WORDS [obviously, need text]

PASSES: 15-1

MOTION: That the Interim Development Conditions section be removed in its entirety.

PASSES: 16-0

MOTION: Maya’s base plan issue – language should not reduce/eliminate development options, especially for Edge Zone properties

PASSES: 13-1 on a conceptual consensus

**Next Meeting**: The next meeting will be May 19, 2021 (starting at 7pm).

**Adjournment:** Meeting adjourned at 10:04 PM

**IN ATTENDANCE:**

**Directors:**

|  |  |  |  |
| --- | --- | --- | --- |
| **MCA** | **SCA** | **GMCC** | **CL** |
| Maya Huber | Andrew Serafin (V) | Dennis Findley | Chelsea Rao (T) |
| Rich Salopek (P) | Winnie Pizzano |  | Tom Passarelli |
| Merrily Pierce | Craig Bennett |  | Hans Schmidt |
| Roshan Badii Carter |  |  |  |

**Alternates:**

|  |  |  |  |
| --- | --- | --- | --- |
| Connie Fan | Jim O’Looney | Ann Seaman | Brian Luwis |
| Jen Jones | Kathleen Wysocki | Paul Kohlenberger |  |
|  |  | Kip Laughlin |  |

Guests:

Sharon Gamble (Salona Village Citizens Association)

Paul Kohlenberger (Greater McLean Chamber of Commerce)

Michelle Rosati (Holland & Knight)

April Georgelas (Citizen)

Scott Spitzer (McLean Citizens Association)

**End of Meeting Minutes\*.**

*\*Minutes prepared by Paul Kohlenberger and Richard Salopek*