



Town of Vienna

Meeting Minutes Planning Commission

127 Center Street South
Vienna, Virginia 22180
p: 703.255.6341
TTY 7111

Wednesday, May 13, 2020

7:30 PM

COUNCIL CHAMBERS-VIENNA TOWN
HALL

Continuity of Government - Electronic Participation

**To participate in this meeting via Zoom please visit: <https://www.viennava.gov/documentcenter/view/5427>*

**Agenda times are approximate*

The Planning Commission met in regular session on Wednesday, May 13, 2020, at 7:30 p.m. in the Council Chambers of the Vienna Town Hall, 127 Center Street South, Vienna, Virginia. Adoption of the Continuity of Government allowed the following to participate electronically: Stephen Kenney, Chairman presiding, David Miller (7:35), Julie Hays, Andrew Meren, Mary McCullough, Sarah Couchman, David Patariu, Sharon Baum, and Michael Gelb. Also, attending by electronic participation were Deputy Director, Michael D'Orazio and Town Engineer, John Jay Sargent. Town staff in attendance at Town Hall: Cindy Petkac, Director of Planning & Zoning, Kelly O'Brien, Principal Planner with Department of Planning & Zoning, and Jennifer Murphy, Clerk to the Commission.

7:30 pm Call the meeting to order

7:35 pm Roll Call

All Commissioners Present

7:35 - 7:45 pm

Resolution for Continuity of Government

Chairman Kenney read resolution aloud for the record.

*Motion: McCullough
Roll Call Vote: 9-0*

7:50 pm Communication from Citizens and/or Commissioners

Chairman Kenney stated that members of the public can participate in tonight's meeting by logging in online or attending at Town Hall. There is a limitation of no more than 10 persons in the Council Chambers.

Regular Business

7:50 - 8:20 pm

Recommendation by the Planning Commission to the Board of Zoning Appeals for conditional use permits for a new public building (police station), located at 215 Center Street South and 114 Locust Street SW, in the RM-2 Multifamily, Low Density and RS-10 Single-Family Detached Residential zoning districts

Deputy Director of Department of Planning & Zoning, Michael D'Orazio provided staff's report, stating that the project includes the subject location and 114 Locust St SW for consolidation for construction of a public building that will replace the existing police station. The new building also includes an associated plaza and parking. Mr. D'Orazio introduced applicant representatives from Dewberry Consulting who will provide further analysis.

Applicant representatives, Rod Berry of Dewberry and Associates, participating electronically presented elevations and relation to surrounding neighborhood views along with proposed materials and perspectives. To date they have worked with town staff and the BAR (Board of Architectural Review) on the proposed design. Landscaping, soffit and accent lighting were also presented. Tim Culleton, PE with Dewberry and Associates presented proposed storm water management. Chairman Kenney asked if existing parking lot lights will be replaced. Mr. Berry answered yes. Chairman Kenney asked if there will be issues with potential light spillage onto the Center Street side of the project. Mr. Berry answered no. Chairman Kenney asked why more light is directed towards the rear of the property than towards the secure parking side. Mr. Berry answered that those parking light fixtures include light shields. Chairman Kenney asked if those shields could be placed on the other fixtures. Mr. Berry agreed.

Commissioner Baum asked if proposed bike racks will be reviewed by the BAC (Bicycle Advisory Commission) to determine continuity and location. Mr. Berry agreed.

Mr. D'Orazio explained that commissioners are currently reviewing for conditional use permit to allow use within the zoning district. It will require BZA (Board of Zoning Appeals) approval through a public process. The Commission is considering mitigating impacts upon the neighborhood and making a recommendation to the BZA, which is meeting May 20, 2020 for a public hearing.

Commissioner Baum asked staff to provide background on funding that allows for construction of the project. Mr. D'Orazio explained that the project is funded as part of the 2018 CIP (capital improvement plan). Construction is also currently funded through the 2020 CIP. A bond was approved in March of this year. Mr. D'Orazio deferred to Town of Vienna Chief Jim Morris to respond. Chief Morris agreed, stating that the bond is for 14.9 million with \$300,000 set aside for project management. The 14.6 million is for construction of the project. Part of the 2018 bond, 1.7 million, went towards architectural and engineering costs leaving \$75,000 for project management during the design phase.

Commissioner Gelb asked for clarification on CUP review. Mr. D'Orazio answered that the CUP is to allow a police station and any associated features. Commissioner Meren asked if it will always be under a CUP or would it eventually be replaced if ruling is modified in the coming years. Mr. D'Orazio answered that is currently

undetermined. There is no intention to change the use. The Town is in the process of hiring a consultant company for the Zoning Code update.

Chairman Kenney asked for clarification on Item 5 of the agenda, the 2232 Review, and if that should not have been reviewed first. Ms. Petkac answered that the order of the meeting agenda follows the Planning Commission's Bylaw format. Mr. D'Orazio explained that "2232 Review" is a state requirement; any review of a public building shall be consistent with the Town's Comprehensive Plan. That review requires the Planning Commission to determine whether or not it is consistent with the Town's Comprehensive Plan.

Commissioner Meren and Chairman Kenney both noted for the record having worked with Dewberry and Associates. Neither currently works for or on any associated projects.

Chairman Kenney asked if a shooting range is in the current facility. Mr. Barry answered yes that it is located in the basement. Chairman Kenney asked if having a firing range in proximity to a residential neighborhood presents any safety issues and what mitigating methods are in place to limit noise. Mr. Berry answered that it will be constructed within a concrete structure. They will work with acoustical consultants that specialize in noise mitigation.

Commissioner Miller asked if the range requires capture of hazardous waste. Mr. Berry answered that a berm captures rounds and a company cleans and disposes of any lead rounds. He stated that the space will also include a ventilation system.

Commissioner Patariu asked to see a floor plan. Mr. Berry noted areas providing refuge and community engagement. Dispatch will have separate bathroom and kitchen facilities. There will be combo areas for multipurpose space.

Commissioner Kenney asked for the purpose of the 8 foot retaining wall. Mr. Berry answered that it is for screening and security purposes, which requires at least 8 feet. Chairman Kenney asked if town staff will have to mow and maintain the 3-foot wide section of grass. He asked if they considered other methods of ground cover. Ms. Couchman stated that grass covering maybe the easiest to maintain. River rock may cause frustration. Chairman Kenney noted that "T22 tree", listed on the landscape plan is located on the adjacent property. Mr. D'Orazio stated that the town will need permission from the abutting residential neighbor to remove the tree. Additional discussion followed.

There being no further discussion, Chairman Kenney asked for any public comments.

Participating remotely, James Jackson, residing at 119 Cherry Cir SW stated that he appreciated the design being non-imposing, in particular the wall, and any concerns taken with shielding lights. Mr. Jackson asked how confident the applicant is that water flow will be captured. Mr. Culleton responded that the notch put in place allows for the drainage structure to intercept flow while the notch allows the drainage structure to be constructed.

Mr. Jackson asked how far the base of the wall will be located from his property line; requesting blocking foliage and landscaping on the exterior or his side of the wall. He requested quick growing juniper trees to screen view of the second floor windows. He asked whether any consideration had been given to a virtual range, stating that it would allow for training with other weapons aside from a standard

sidearm. Chairman Kenney explained in reference to the storm drain, that the proposed stormwater facility is an open site or grate that collects water at the outside of the wall, which flows underground into the storm system. The neighbor having expressed interest in replacing the tree, Chairman Kenney suggested the Town work with them on screening options. Additional discussion followed.

Participating remotely, Greg Jacobson, residing at 150 Locusts Street SE, stated that he resides directly across from the Police station. Although grateful to have the police station as a neighbor their street has changed over the years. He expressed concern with the number of police cruisers exiting and entering the station at high levels of speed, stating that Center Street is more of a commercial or main thoroughfare than Locust Street. He would like to see ingress/egress created on Center Street and not the Locust Street side of the property. He further requests that the second story be scalable for future needs; limiting the building to one story with future plans to add a second story. Funds saved may be better utilized towards necessary traffic calming measures. He has further concern that the ventilation system will be noisy. Chairman Kenney asked if Mr. Jacobson can hear the current range. Mr. Jacobson answered no.

Participating remotely, Betsy Bland, residing at 117 Cherry Cir SW, stated that traffic at the intersection of Locust and Center Street South is out of control and dangerous. She has witnessed the crossing guard almost hit several times. She asked for plans addressing expanding the facility. Additionally, she asked why holding cells are necessary given there are holding cells at Fairfax County facilities.

Chief Morris responded that there will be no holding cells at the facility. There may be an intake room or an interview room denoted on the plans. That is for the purposes of moving prisoners to a Fairfax location. They will not house prisoners at the facility. With respect to traffic, they do not intend to expand the facility with more staff. As a result they anticipate less cars going to the facility unless hosting a community event. Chairman Kenney asked if shared parking has been considered for community events. Chief answered yes. Additional discussion followed and was agreed that the chair would include a suggestion for a traffic study in his memo to the BZA

There being no further public comment, Ms. O'Brien read a chat comment aloud for the record in which Mr. Jackson requested clarification on not using the Bowman lot that appears to address multiple issues. Chief Morris responded that they cannot commit to using the Bowman lot as a main exit and entrance creating travel through a parking lot.

There being no further discussion, Chairman Kenney called for a motion.

Commissioner McCullough made a motion that recommendation be made for conditional use permits for a new public building (police station), located at 215 Center Street South and 114 Locust Street SW, with a recommendation that the BZA also review and consider the need for a traffic impact study.

Commissioner Gelb asked if mention of a traffic study could be included in the memorandum to the BZA. Commissioner McCullough agreed to modify her motion, withdrawing the request for a traffic impact study. Discussion followed.

Commissioner Patariu made a motion to amend the original motion to request a traffic study.

There being no second the motion to amend fails. The original motion language is as follows.

Motion to recommend support of a conditional use permits for a new public building (police station), located at 215 Center Street South and 114 Locust Street SW.

Commissioner McCullough included the suggestion that the Department of Public Works and/or the TSC (transportation safety commission) review it and follow up.

Motion: McCullough

Second: Couchman

Roll Call Vote: 9-0

8:20 - 8:50pm

Recommendation by the Planning Commission to the Town Council for requested modifications of requirements related to lot coverage, parking, and location of a masonry wall, located at 215 Center Street South and 114 Locust Street SW, in the RM-2 Multifamily, Low Density and RS-10 Single-Family Detached Residential zoning districts.

Mr. D'Orazio explained that the applicant has requested three separate modifications from requirements or waivers so that the Planning Commission is being asked to make recommendation to Town Council. He stated that requested modifications are from lot coverage, parking, and the screening wall. The project calls for 69.8% when RM-2 and RS-10 zones have a 25% limitation. The current police station was originally approved for 41% lot coverage in 1991. At the time lot coverage calculations did not include patios and terraces. The site, per current standards, would have approximately 52% lot coverage, which includes the Bowman House, the Police Station, two different parking areas and the public plaza.

Mr. D'Orazio stated that the second request is for a revision provided yesterday afternoon. The original request for 65 parking spaces from the required 105 has been revised. They are now requesting 63 parking spaces to allow for onsite solar panels. Canopies with solar panels further reduce the number of onsite parking spaces. The final request is for the wall. Town Code states that any wall greater than 4-ft, except retaining walls, needs to meet building setback. The applicant requests that the proposed 8-ft screen wall encroach 9-ft into the setback. Mr. Berry further explained that the proposed wall location allows for required vehicle turn around maneuver.

Commissioner Meren asked if solar panels cover the entire parking space. Mr. Culleton answered that they cover the majority of the space.

Commissioner Couchman asked for explanation on current parking requirements and counts and some assurance that they are reasonable counts. Chief Morris explained that the 2013 parking study showed a recommendation of 57 parking spaces and one additional for growth for a total of 58 spaces. The current property has 24 onsite spaces, 10 rented spaces from the neighboring church, and approximately 3 located at the front of the lot. Commissioner Couchman stated that 63 spaces are above all assessments deemed necessary. Chief agreed.

Commissioner Gelb asked for the number of onsite personnel working during peak

times. Chief Morris explained that for the past 20-30 years there have been a total of 51 employees. At peak daytime hours he estimated approximately 17 necessary parking spaces, stating that they have adequate parking. They currently do not exceed parking at the site.

There being no further questions, Ms. O'Brien read aloud Mr. Jackson's question via chat, asking if solar panels in the parking lot would be visible from outside of the property or be blocked by the 8-ft wall. Mr. Berry answered that they will be slightly visible, stating that the grade slopes uphill. Chairman Kenney clarified that Mr. Jackson would not see them from his property's side. Mr. Berry agreed. Mr. D'Orazio explained that the solar panels will require BAR design review.

There being no further discussion, Chairman Kenney called for a motion.

Commissioner McCullough made a motion to recommend approval for requested modifications of requirements related to lot coverage, parking, and location of a masonry wall for a new police station, located at 215 Center Street South and 114 Locust Street SW.

Motion: McCullough

Second: Gelb

Roll Call Vote: 9-0

ITEM DEFERRED TO FUTURE MEETING - Recommendation by the Planning Commission to the Board of Zoning Appeals for an amendment to an existing conditional use permit to construct an addition to the existing clubhouse at Westwood Country Club, on property located at 800 Maple Avenue East, in the RS-16, Single-Family Residential zoning district. Application filed by Patrick M. Via, Esq., attorney representative with Rees Broome, PC on behalf of Westwood Country Club.

Pat Vai of westwood request deferral to May 27th meeting.

Patrick Vai, attorney representative on behalf of the applicant requested a deferral of the application review. There being no comments the item was deferred.

Public Hearings

8:50 - 9:20pm

Public hearing for "2232 Review" of proposed police Station to determine if Proposed Public building is substantially in accord with the Comprehensive Plan

Mr. D'Orazio presented staff's report, stating that the 2232 Review refers to Virginia State code language, requiring the Planning Commission to review any proposed public building to find that it is consistent with the Town's Comprehensive Plan; in terms of general or approximate location, character and extent of the facility. He noted that earlier in the year the Comprehensive Plan was amended pertaining to property addressed at 114 Locust St SW, designating it under Future Land Use Plan for low density residential. That amendment language was approved by Town Council and designated Governmental. Additionally, the Community Facility and

Services chapter was amended to include the current facility location and the 114 Locust St SW property.

There being no further public comment, Chairman Kenney called for a motion to close the public hearing.

Commissioner Gelb made a motion to close the public hearing.

Motion: Gelb

Second: McCullough

Roll Call Vote: 9-0

There being no discussion, Chairman Kenney called for a motion.

Commissioner Meren made a motion that in accordance with 15.2-2232 of Virginia State code, the Planning Commission finds the proposed Police station is substantially in accord with the Town of Vienna's Comprehensive Plan.

There being no discussion, Chairman Kenney called the question.

Motion: Meren

Second: Couchman

Roll call vote: 9-0

9:20 - 10:05 pm

Public Hearing to Extend the Temporary Suspension of the Maple Avenue Commercial (MAC) Zone, set to expire June 30, 2020, to June 30, 2022

Director of Planning and Zoning, Cindy Petkac provided staff's report, stating that at the April 27, 2020 Town Council meeting, council set two public hearings for June 1, 2020. The first was to extend the temporary suspension of the Maple Avenue Commercial zone out an additional two years to June 30, 2020. The second public hearing is to consider repealing the MAC zone altogether. Both items have been referred to the Planning Commission for consideration and both items have been advertised for two separate public hearings.

Ms. Petkac presented a timeline, stating that the first suspension was approved in the fall of 2018. The current suspension allows time for the town and staff to work with the consultant on updating the Zoning Ordinance. The consultant's contract award is currently scheduled for the June 15, 2020 Town Council agenda.

Commissioner Meren stated that he originally opposed an extension because they were not able to review and recommend. Now being under very different circumstances he favors an extension that would allow Town Council the necessary time for review. Although not in favor of a 2-year extension, he noted that to date they have received nothing. As a result he would favor a recommendation for a 5-month extension. That allows further dialogue with Town Council. There currently have been no meetings or joint work session with Town Council, stating that it is troubling to not have additional information. As a result there is nothing to extend. He stated that an extension to late fall would allow for the loss of time due to the government enacted state of emergency.

Commissioner Baum agreed, stating she would support a 2-year maximum extension in the event consideration of repeal fails. They could possibly start fresh.

Commissioner Gelb concurred, as it seems to be a dead item there is no need to keep dead code on the books. He stated that staff will be providing all necessary records to the consultant during the code rewrite. They should consider starting fresh. He asked Ms. Petkac for information that will be provided to the consultant. Ms. Petkac responded that staff will identify all work performed to date; requests for proposals, amendments to the MAC, addendums, comments and input received at all MAC hearings including results of the visual preference survey and work shop feedback.

Commissioner Couchman was not comfortable with the message that repealing in advance of the consultants sends, stated that she while she does not favor repeal she would favor an extension for 2-years. Moving forward they should incorporate the principals of MAC in their code differently.

Commissioner Hays was frustrated at not seeing joint work sessions with council on the timeline for the past year. She had concerns with throwing the entire code out but acknowledged that there are some good elements in repeal. She does not see value in eliminating the entire document without a conversation with Town Council. Although, not against repealing she supports extending the moratorium for a certain amount of time to get their questions answered.

Commissioner McCullough agreed, stating that they should look at what they have done in the last 2-years. She stated that this piece of legislature has ended up with unintended consequences. Originally she supported the moratorium thinking they were going to have a comprehensive review of a very antiquated and outdated town code. That has now been on hold for close to 4-years. If she had known in 2018 that it would be 4 years she would have adamantly voted against a moratorium.

Ms. Petkac clarified that her staff report included dates related to suspending the temporary suspension of the MAC zone. They do not include any work sessions that may have occurred at the time. She has only provided actions related to the suspension.

Chairman Kenney asked for public comment. There being no one onsite, Ms. Murphy read 2 e-comments aloud for the record. Matt DiFiori and Valerie Wrobel both provided written eComments supporting extension of the MAC and would be against repeal. Email comments were sent to the Commission from Estelle Belisle prior to the meeting expressing similar support in extending the MAC.

Participating electronically, John Pott, residing at 134 Wade Hampton Drive SW, stated that he would speak on both public hearing items. Mr. Potts stated that the MAC has had three substantial failings making it impossible to extend. Firstly, a building design that meets stipulations of the MAC ordinance becomes a by-right design. The building's design does not facilitate the perceived give and take that had been anticipated between the town, its staff, and developers. Secondly, there is scant attention to fleshing out 3D representations, which would clearly indicate the canyon effect that proposed buildings would impose on Maple Avenue. Thirdly, a lack of staff calculations of financial benefits or costs to the town versus benefits to the developer who is able to flip newly rezoned sites for up to a 50 percent return. He noted that it will be more than 20 years before the Town recoups that amount of money from increased property taxes. Going forward, Mr. Pott stated that they must recognize these failings, which have tarnished the concept of MAC. He feels this leaves no other option but to recommend repeal of the MAC.

There being no further public comment, Chairman Kenney called for a motion to close the public hearing.

Commissioner Gelb made a motion to close the public hearing.

Motion: Gelb

Second: Meren

Roll call vote: 9-0

Commissioner Meren stated that Mr. Pott's comment on financial information further supports the need for more council joint work sessions. They should not extend with the expectation of receiving information at a later date. There are financial and legal questions that need to be addressed. As an example how a completed MAC project fares comparing to the original site. These are questions that can only be asked and answered at a joint work session with council, town staff, and the town attorney. Going forward Commissioner Meren favors a temporary suspension of 5-6 months so long as a joint work session can occur before that end date. Chairman Kenney noted that until council determines the direction they intend to go there is no point in wordsmithing the MAC. He agreed that they can do better than the current 1960's zoning currently in place consisting of single-story buildings set back with huge parking lots. They have never gotten to what it is that people want to see in their development. Council has come to a realization that they should look at it holistically, which he supports. He noted that being on the fence, he supports an extension of 2-years. He is also open to starting over.

Commissioner Hays stated that she supports the Comprehensive Zoning update and is excited for the consultant to begin. She does not see why it has to be a binary choice and its timing, stating that it can be extended and if necessary, at a later time, it can be repealed.

Commissioner Meren suggested that a minimum biannual communication work session be included that incorporates and addresses any piece meal communications.

Commissioner McCullough agreed it would be good to get back to their previous pattern of work session. She further greed with letting council know they are committed and interested in participating during the next two years.

Chairman Kenney asked Ms. Petkac to provide the commission with expectation for their role over the next two years. Ms. Petkac explained that the commission will play an important role in the process of reviewing proposed amendments and changes to the Zoning ordinance. It will also require work before and after public comments.

Commissioner Meren stated that he appreciated staff's information, noting that they need to be involved in advising council on engagement at this time. There are currently no assurances that they will be involved.

There being no further discussion a motion was in order.

Commissioner Meren made a motion for recommendation to Town Council to extend the temporary suspension of Article 13.1 – MAC Maple Avenue Commercial Zone regulations of Chapter 18 of the Town Code to expire June 30, 2022 with advising to

Town Council that joint work session are encouraged at this time.

Chairman Kenney called for discussion.

Commissioner Couchman disagreed that things should be postponed, stating that they have demonstrated that by tonight's zoom meeting. She does not see why discussions cannot continue or why consultants and the Town cannot continue to work. The Town Council and Planning Commission needs to continue doing their job and moving forward. Commissioner Gelb agreed, noting that the extension of the date was not to stop working but to allow for adequate time given current circumstances.

Chairman Kenney agreed, stating that they have not come to any resolutions while council attempts to grapple with the larger issues. He stated there are merits on both sides.

There being no further discussion, Chairman Kenney called the question.

Motion: Meren

Second: Hayes

Roll call vote: 8-1

Nay: McCullough

10:05 - 10:50 pm

Public Hearing to Repeal the Maple Avenue Commercial (MAC) Zone

Chairman Kenney asked staff for public comment. Ms. Murphy read Matt DiFiori's eComment aloud for the record, stating that he did not support a full repeal as it was premature, limiting the consultant's ability to review the beneficial aspects of the MAC.

There being no further public comments, Chairman Kenney called for a motion to close the public hearing.

Commissioner McCullough made a motion to close the public hearing.

Motion: McCullough

Second: Meren

Roll call vote: 9-0

Ms. Petkac clarified her comments on the last item's discussion that the commission has a formal role per Article 24, Chapter 18 of Town Code §18-243 and §18.246 that any amendments to the zoning ordinance have to be referred to the Planning Commission by Town Council for recommendation and report. They are also required to hold a public hearing, which is their formal role.

Commissioner Meren asked for staff clarification on the scenarios for recommending repeal or not to repeal. Ms. Petkac explained that if the MAC is temporarily extending or repealed, all work to date will be provided to the consultant. The kickoff for the Zoning Code update is for Town Council, the Planning Commission, interested stakeholders, and residents to provide feedback to the consultant. There is an opportunity in providing feedback on vision for Maple Avenue and how to achieve that through zoning regulations.

Commissioner Hays asked if there is zero difference, legally, with respect to how it is reviewed and potential components incorporated. Ms. Petkac explained that there is a difference legally, stating that if it remains then Article 13.1 is part of Chapter 18, making it something that has to be reviewed. If it is no longer in Chapter 18 then they are able to work with the Planning Commission, Town Council, and the community in determining the best process in achieving that vision for Maple Avenue. Additional discussion followed.

Commissioner McCullough stated that to repeal is essentially stating that there was some type of failure or the vision wasn't quite right. She noted that they can always repeal but it should be after everything has been done to improve on what was enacted. The MAC is not a failure; there are elements that can be improved upon. She stated that the MAC was change, which people had difficulty adjusting to. Additionally, economic impact suffered in 2008 changed that vision. They cannot control or direct economic conditions that impact the market. She stated that it is critical to keep the MAC on the books to allow the consultants the opportunity to review it.

Commissioner Patariu stated that he rejected the idea that people are afraid of change. People are afraid of traffic and worry about impacts on surrounding schools and neighborhoods. He stated that many people spoke up against the MAC out of concern for those impacts. He asked if the consultant would not start their review of the Comprehensive Plan, which includes references to the MAC in multiple places. Ms. Petkac responded that the consultant will review Chapters 17 & 18 including the Comprehensive Plan and the Towns Strategic Plan. She stated that it does include references to the Vision for Maple Avenue and the Maple Avenue Commercial zone. Commissioner Patariu asked if that language showing in the Comprehensive Plan affects the consultant's review. Whether they repeal or not, it is still showing within the Comprehensive Plan. Ms. Petkac explained that throughout the process the community, the commission, and council will all provide input. It is more important to collect community direction and feedback throughout the process. Additionally, Planning & Zoning staff and the Town Attorney will be supporting those efforts. Principal Planner, Kelly O'Brien will also head up community engagement efforts. Ms. Petkac anticipated working very closely with the consultants in collecting and providing all necessary feedback. Additional discussion followed.

Commissioner Couchman stated there is a difference in approaching the zoning update without the MAC versus keeping it and breaking it down. It is important to continue to be enacted as part of the code. If repealed it does not carry as much weight being treated as an aside.

Commissioner Gelb stated that keeping it means they are not open to starting over. They should start with their goals to figure out where they are headed. Starting with a clean slate symbolically sends a message that they are starting with a clean slate.

Further discussion followed and was determined that commissioners will provide written feedback to Chairman Kenney to assist in preparing his written memo to Town Council.

There being no further discussion, Chairman Kenney called for a motion.

Commissioner Gelb made a motion that recommendation be made to repeal Article

13.1 – MAC Maple Avenue Commercial Zone Regulations of Chapter 18 of the Town Code.

Motion: Gelb

Second: Patariu

Roll call vote: 6-3

Nays: McCullough, Meren, Couchman

10:50 - 11:00 pm

Planning Director Comments

Director Petkac announce that there will be a meeting on May 27th to review 3 agenda items; a CUP for Westwood Country Club, a CUP and Public Use Trailer for Louise Archer elementary, and a wall waiver and modification from requirement for new construction for CubeSmart on Mill Street NE.

Old Business

None

New Business

Commissioner Gelb asked for future reference if controversial items could be scheduled to allow time for additional review time. Ms. Petkac agreed, stating that the extension was expiring on June 30th. This being the first meeting held since February they were limited on time.

Commissioner McCullough announced that she will be stepping down from serving on the Planning Commission effective May 15th. She has enjoyed her time, appreciating everyone's talents and perspectives. She thanked the Planning & Zoning staff, stating that they exemplify the best of public service and thanked everyone for the opportunity to work with them. Chairman Kenney thanked Commissioner McCullough for her service.

Approval of the Minutes

There being no edits, the December 11, 2019 and February 12, 2020 meeting minutes were accepted as approved.

December 11, 2019 Regular Meeting Minutes (continued)

February 12, 2020 Regular Meeting Minutes (continued)

Meeting Adjournment

There being no further discussion, the meeting adjourned at 11:28 pm.

Respectfully Submitted,

*Jennifer M. Murphy
Commission Clerk*

THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.