



# Town of Vienna

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## Meeting Minutes Planning Commission

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Wednesday, February 12, 2020

7:30 PM

COUNCIL CHAMBERS-VIENNA TOWN  
HALL

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*The Planning Commission met in regular session on Wednesday, February 12, 2020, at 7:30 p.m. in the Council Chambers of the Vienna Town Hall, 127 Center Street South, Vienna, Virginia. Stephen Kenney, Chairman presiding with the following members present; David Miller, Julie Hays, Andrew Meren (by phone), Mary McCullough, Sarah Couchman, and David Patariu. Also, in attendance and representing Town staff were Cindy Petkac, Director of Planning & Zoning, Kelly O'Brien, Principal Planner with Department of Planning & Zoning, and Jennifer Murphy, Clerk to the Commission. Sharon Baum and Michael Gelb are absent.*

### Roll Call

*Commissioners Baum and Gelb are absent. Commissioner Meren is participating by phone.*

### Communication from Citizens and/or Commissioners

*Commissioner Patariu asked staff, in reference to the Town's mulch yard, for any tree preservation measures in relation to proposed onsite parking. He further asked for the types of asphalt pavement or surfacing that would be considered for maintaining the property for future park use. The current conditional use permit for mulching operations is for half of the year. The residents that he has spoken with are interested in having the property restored as a park. Commissioner Miller stated that the property in reference is not designated or zoned as a park. Ms. Petkac agreed, stating that the property is zoned residential. With respect to Commissioner Patariu's questions, she stated that future plans have not been finalized. Utilizing the location for Police temporary use will require amending the conditional use permit. With respect to the intended use, she stated that is currently too premature for discussion. Commissioner Patariu asked what is happening with the Beulah road property after police use is complete. Ms. Petkac answered that there are no long-term plans for the property. Commissioner Patariu asked if a park would be possible. Ms. Petkac answered that would be a decision of the Town Council.*

### Public Hearing - None

### Regular Business

#### Continuation of Consideration of 2019 Annual Report

*Chairman Kenney stated that, in reference to the Subdivision and Zoning Ordinance Update language previously discussed, the actual vote occurred at a meeting in 2018. He asked if that was appropriate for the 2019 report. Ms. Petkac answered that is for the Commission to determine. She stated that state code language indicates*

*that the Commission shall provide a report to Town Council on activities of the previous year and an update to the status of planning. Chairman Kenney asked for discussion.*

*Commissioner McCullough noted that the language indicates a prelude to their 2019 discussion on the Commission's consideration for a Town Code ordinance update. Commissioner Patariu inquired if the last section of the annual report should be struck, stating concern that recent discussions do not capture the intent. He stated that it is not fair to previous efforts made towards the MAC, maple avenue commercial zone.*

*Chairman Kenney asked if they should consider striking or toning down that language. Commissioner McCullough stated that those 2019 conversations are indications of their working towards a comprehensive code review of Chapters 17 and 18, which they expressed their support for at the time. She suggested changing language or striking the, "... efforts show..." sentence. Commissioner Patariu referenced the final sentence, "The commission agrees with Planning & Zoning staff that engaging knowledgeable specialists..." could be restated without casting negative intent. He suggested, "The Town Council has begun the process to open up residential and commercial zone review for a rewrite as well as the zoning map." Commissioner Hays stated support for the Planning Commission making a statement of where it was and its sense of things. She further supports removing the "...recent efforts..." sentence and changing the language of the next sentence to "The commission agrees with Planning and Zoning staff that engaging knowledgeable specialists working against a contractual deadline is an effective and expeditious approach to this task." She stated that gets to comparing to something else while providing where they were.*

*Commissioner Couchman asked if those who participated in the original discussion object or feel that it misrepresents their views. She agreed with striking the referenced sentence, noting that it should be an accurate summary of the view of the Commission at that time. Commissioner McCullough stated that it is reflective of their deliberations over the course of 2019.*

*Commissioner Patariu asked if they could table review to the next meeting to include all members in the discussion. He asked if language should reference the 2018 date. Commissioner Miller asked for the language from the then Chairman Gelb's memo to Town Council. Ms. Petkac read the April 24, 2018 memorandum aloud for the record. Commissioner Miller stated that it was a unanimous vote of sitting members of the Commission, which provided the genesis of conversation from that evening. He stated that staff has done a fairly good job of expressing that will in the sentence in question.*

*Chairman Kenney agreed, stating that he is okay with striking the "...recent efforts show..." statement and softening the language as suggested by Ms. Hays.*

*Additional discussion followed. Chairman Kenney stated that as the chair he will sign report. Following brief comments about coming on the commission mid-year or later, Commissioner McCullough expressed that she is sympathetic to Commissioner Patariu's concerns; however, the role of the Planning Commission is to make recommendations to the Town Council and be forward thinking in its views. The report should strictly adhere to the Commission's roll and opinions and not to what Town Council wants. Commissioner Patariu reiterated concern that the language is not germane to a 2019 report.*

*Chairman Kenney asked staff to provide an update of the discussed changes. Ms. O'Brien provided a brief update, stating that per request they have added the total number of Commissioner who completed the PCP, Planning Commissioner Program. In addition, for clarification, the chart numbers have been consolidated into one chronological chart.*

*Commissioner McCullough liked the update and asked if a date could be provided in either the header, the footer or the last page. Ms. O'Brien stated that staff will provide the adopted date.*

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

*Commissioner McCullough made a motion to adopt the Planning Commission's 2019 Annual Report as presented to the Planning Commission on February 12, 2020.*

*Commissioner Miller second the motion.*

*Chairman Kenney asked for amendments.*

*Commissioner Hays made an amendment to the current motion to strike the text sentence beginning with "...recent efforts..." and to edit the following sentence from, "...is a more effective..." to "...an effective."*

*Commissioner Miller seconded the amendment.*

*There being no discussion, Chairman Kenney called for a vote.*

*Motion to Amend: Hays*

*Second: Miller*

*Carries: 5-2*

*Nay: McCullough and Meren*

*Absent: Gelb and Baum*

*The motion to amend carries, Chairman Kenney called for a vote on the original motion as amended.*

*Motion as Amended: McCullough*

*Second: Miller*

*Carries: 6-0-1*

*Abstain: Patariu*

*Absent: Gelb and Baum*

## **New Business**

*None*

## **Planning Director Comments**

*Ms. Petkac stated that the Commission is scheduled for a regular meeting on February 26, 2020. This is for review of a conditional use permit for live entertainment for Hawk and Griffin Public House, a British Pub located at the former Amphora Bakery.*

*Commissioner Patariu asked for an update on the RFP. He asked if there will be vote on the final scope document and if staff could provide an update on that progress. Ms. Petkac answered that the RFP is out. The Town is currently accepting requests for proposals on the RFP to Clarify, simplify, reorganization, and update chapters 17 & 18 of the Town Code, the Subdivision and Zoning Ordinances. Proposals are due March 2, 2020. Once closed the RFP evaluation committee makes its decision. The selected contract is then sent to Town Council for their approval.*

*Commissioner Patariu asked if the Town Council voted on the final scope document at the meeting. Ms. Petkac answered that the Council cannot vote at a work session. Since all comments were incorporated, the Town Manager was directed to move forward in providing the scope to the Procurement Officer in developing the RFP. Additional discussion followed regarding next steps. Commissioner Patariu asked who will be on the RFP evaluation committee. Ms. Petkac answered the Planning and Zoning staff with the Town Attorney.*

## Minutes

*Commission Patariu asked that meeting minutes be tabled to the next meeting to allow additional time for review. Chairman Kenney agreed and asked everyone to send any comments to the clerk.*

April 26, 2017 Regular Meeting Minutes

November 13, 2019 Work Session Action Minutes

December 11, 2019 Regular Meeting Minutes

January 8, 2020 Regular Meeting Mins

## Meeting Adjournment

*There being no further discussion the meeting adjourned at 8:09 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.*