HERNDON PLANNING COMMISSION
Regular Meeting Minutes
Monday, May 19, 2025

1. Call to Order

Chair Romeo called the May 19, 2025, Planning Commission regular meeting to order at 7:00 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Commissioners Jay Donahue, Yung Kim, Stephen Mundt, Vice Chair Yohannes, and Chair Romeo.

Commissioner Samuel Richardson was absent.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Lisa Gilleran, Director of Community Development; David Stromberg, Zoning Administrator; Bryce Perry, Deputy Director of Community Development; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Romeo determined there was a quorum with five members present.

2. Approval of Minutes

a. April 28, 2025, Planning Commission Regular Meeting Minutes

Commissioner Mundt motioned to approve the April 28, 2025, Planning Commission regular meeting minutes. Motion seconded by Commissioner Kim. The question was called on the motion, which was carried by a 5 - 0 roll call vote. Commissioners Donahue, Kim, Mundt, Vice Chair Yohannes, and Chair Romeo voted "Aye."

3. Comments

a. Comments from the Staff Members

Ms. Gilleran stated that a joint session between the Town Council and Planning Commission is being planned for July 8.

b. Comments from the Commissioners

Commissioner Mundt asked if it was possible to get presentations from developers

on their comments regarding ZOTA #25-01.
Chair Romeo stated that staff can respond during the public hearing.

c. Comments from Citizens

No comments were offered.

4. <u>Public Hearings</u>

Certifications of Publication from the Editor of the Fairfax County Times Newspapers were filed, showing that notices of the following public hearing items were duly advertised in the April 11 and April 18, 2025, issues.

a. ZONING ORDINANCE TEXT AMENDMENT - ZOTA #25-01 - PD-TRG2 - Planned Development - Transit Related Growth Low Density Residential and Low Impact Commercial.

Chair Romeo opened the public hearing and called on Mr. Stromberg for the staff report.

Mr. Stromberg stated that there were no updates since the May 5, 2025, Planning Commission work session. Staff is preparing updates incorporating comments from outside developers.

There was a discussion between the Planning Commission and staff on this item, including: (1) Commissioner Mundt's request for presentations from developers regarding ZOTA #25-01.

Mr. Stromberg stated that staff are preparing a presentation incorporating developer comments for the June work session.

Chair Romeo recognized members of the audience for comments.

No comments were offered.

There was a discussion between the Planning Commission and staff regarding: (1) timeline on development of the new comprehensive plan; (2) what documents are provided to the contractors on what should be included in the comprehensive plan, and whether the Planning Commission should review the documents for input; (3) whether the Planning Commission can get a copy of the RFP and see how the selected contractor meets the expectations; and (4) whether the Planning Commission can get a copy of the contractor's response to the RFP.

Ms. Gilleran stated that the comprehensive plan is expected to take about two years. The RFP was very detailed. The Planning Commission will be the steering committee and have an early meeting with the contractor. Staff can provide a copy of the RFP to the Planning Commission. Information on how the contractor is

selected is difficult to provide because of confidentiality concerns. Once the contract is awarded, some of the materials can be made public.

Chair Romeo left the public hearing and moved to the Commission level for discussion and possible action.

Chair Romeo motioned to continue ZOTA #25-01 to the June 23, 2025, Planning Commission regular meeting. Motion seconded by Commissioner Mundt. The question was called on the motion, which was approved by a 5 - 0 roll call vote. Commissioners Donahue, Kim, Mundt, Vice Chair Yohannes, and Chair Romeo voted "Aye."

5. Adjournment

There being no further business, and without objection, the May 19, 2025, Planning Commission regular meeting was adjourned at 7:14 p.m.