TOWN OF Herndon VIRGINIA

**HERNDON PLANNING COMMISSION**
**Regular Meeting Minutes**
**Monday, June 23, 2025**

## 1. Call to Order

Chair Romeo called the June 23, 2025, Planning Commission regular meeting to order at 7:01 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Commissioners Andrew Beatty, Jay Donahue, Vice Chair Meron Yohannes, and Chair Michael Romeo.

Commissioners Yung Kim, Stephen Mundt, and Samuel Richardson were absent.

Staff present during the meeting: Lesa Yeatts, Town Attorney; Lisa Gilleran, Director of Community Development; David Stromberg, Zoning Administrator; and Aaron Zoellick, Clerk of Boards and Commissions.

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

## 2. Approval of Minutes

### a. May 5, 2025, Planning Commission Work Session

### b. May 19, 2025, Planning Commission Regular Meeting

Vice Chair Yohannes motioned to approve the May 5, 2025, Planning Commission work session minutes and the May 19, 2025, Planning Commission regular meeting minutes. Motion seconded by Chair Romeo. The question was called on the motion, which was carried by a 4 - 0 roll call vote. Commissioners Beatty, Donahue, Vice Chair Yohannes, and Chair Romeo voted "Aye."

## 3. Comments

### a. Comments from the Staff Members

Ms. Gilleran stated that there will be a joint Town Council-Planning Commission work session on July 8. Ms. Gilleran also provided an update on Panda Express moving into the old Burger King location.

**b. Comments from the Commissioners**

Vice Chair Yohannes commented that she passed the VCU Planning Commissioner course.

Chair Romeo asked about communication to the Planning Commissioners regarding the July 8 joint work session. Mr. Zoellick stated that the joint work session was being coordinated by the Town Clerk's office, and any communication would come from them.

**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 June 6 and June 13, 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 presentation.

Mr. Stromberg delivered the staff presentation dated June 23, 2025, which is on file with the Department of Community Development. Staff recommends approval of Zoning Ordinance Text Amendment ZOTA #25-01 to the Town Council.

There was a discussion between the Planning Commission and staff on this item, including: (1) clarification on the prescribed height limit in line 175; and (2) clarification regarding a possible typo in the definitions.

Chair Romeo recognized members of the audience for comments.

Faheem Darab, representing Wire Gill, LLP, provided comments supporting ZOTA #25-01.

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

Commissioner Donahue motioned to approve a recommendation of approval to Town Council for ZOTA #25-01. Motion seconded by Chair Romeo. The question was called on the motion, which was approved by a 4 - 0 roll call vote. Commissioners Beatty, Donahue, Vice Chair Yohannes, and Chair Romeo voted "Aye."

## 5. Adjournment

There being no further business, and without objection, the June 23, 2025, Planning Commission regular meeting adjourned at 7:20 p.m.