

McLean Planning Committee
Minutes of Regular Meeting
April 20, 2011

Members in attendance:

Rich Salopeck (<i>President</i>)	Robin Crawford	Gin Kinnerman
Ghassan Abukurah	Maya Huber	Jim Peoples
Mary Baker	Ron Jerro	Doug Potts
Jim Boylan	Steve Keller	Jim Turner

Guests:

Jane Edmondson, Supervisor's Office	Mark Zetts, MCA	Steven Pournas, Elm Street neighbor
Steve Fanaras	Alan McDonald, Elm Street neighbor	Bill Pournas, Elm Street neighbor
Dona Peterson, patch.com	Dany Hockstra, Elm Street neighbor	
McLean Mews HOA Representative	Mark Boryan, Elm Street neighbor	

Call to Order (Rich Salopek)

- The meeting was called to order at 7:40 PM

Treasurers Report (Rich Salopek)

- On hand: \$5627.01

Supervisor's Report (Jane Edmondson)

- Undergrounding updates. The county has 42 of 45 easements and progressed with the county to get all of the permits to have shovels in the ground by June 2011. The last holdout is PNC Bank. For this property the county is seeking a temporary construction easement on one side of the bank.
- Working closely with Mr. Comparato on the mini warehouse project to extend undergrounding across to the McLean Animal Hospital site.

McLean Revitalization Corporation Report (Jim Boylan)

- Received funds for 4 signs designating the McLean downtown area.
- Mr. Boylan presented a resolution that the MRC approved on April 20, 2011 regarding the Elm Street project. (*note: Doug Potts abstained from the vote on this resolution, resolution is attached*)

6862 Elm Street Sub-Committee Reports (Rich Salopek and Jim Peoples)

- The developer has requested a deferral of its May 2011 Planning Commission hearing. They received comments from County staff and would like to regroup so that they can address these items. They will make a presentation to the MPC at a later date, once they have been able to respond to the County's comments.
- The group received Director's Selden's response to the MPC's two formal requests for comments on the 6862 Elm Street project. (Rich Salopek emailed these documents to Committee members prior to the meeting.)
- Maya Huber respectfully disagrees with the Director's response and commented that all other residents on Elm Street are held to a 0.5 density standard while the proposed 6862 Elm Street project is asking for a 1.64 density. There is no justification to this request and it is not in

conformance with the Comprehensive Plan. She pointed out that if approved this would be a “plan buster” for the Comprehensive Plan and could impact the CBC as a whole.

- Ghassan Abukurah commented that the use of the word “may” in the Comprehensive Plan is a permissive word, which created a slippery slope for both landowners and the community. Because in theory the word “may” would provide the same latitude for the community and developers to determine the usages of the property. Also, this calls into question the role of the MPC.
- Rich Salopek pointed out that Director Selden’s response suggests that the MPC can be as objective in its recommendations to the Supervisor and the County as it pleases.
- Jim Turner expressed that there needs to be some resolution on the interpretation of the use of the word “may” in the Comprehensive Plan for both this project and for future projects.
- Ghassan Abukurah pointed out that the confusion over the use of the word “may” in the Comprehensive Plan also causes problems for future developers who could be scared off from developing in McLean because of this loophole and the potential for objective land development interpretations from the county and citizens.
- The members in attendance agreed that a subcommittee should be formed to assess the potential impacts of the Comprehensive Plan's permissive language on other properties within the CBC. Maya Huber (MCA) will chair the subcommittee, which will study and identify the use of the word “may” and other permissive terms in the Comprehensive Plan and provide a report to the MPC on the appearance of the key words and the potential impacts. Other members are: Ghassan Abukurah (GMCC), Diane Schum (SCA), and Jim Boylan (LA).
- Rich Salopek put forward a motion asking the MPC to allow distribution to the public of the 6862 Subcommittee's evaluation report of the proposed rezoning application. ***This motion was unanimously approved by all members present. (Doug Potts was not present for this vote)***
- Rich Salopek opened the Elm Street discussion to guests attending the meeting.
- Jim Peoples described the proposed Elm Street project's potential impacts on the attending neighbor’s properties.
- The owners of properties located at 6870 Elm Street, 1304 Vincent Place and 1300 Vincent Place had not received recent communication from the 6862 Elm Street developer and expressed concern about the current site plan.

Adjournment

- The meeting was adjourned at 9:00 PM