

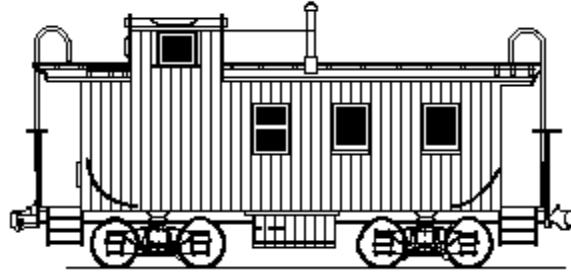
**CLIFTON PLANNING COMMISSION MEETING
TUESDAY, OCTOBER 29, 2024, 7:30 PM
ACACIA LODGE
7135 MAIN STREET
CLIFTON, VIRGINIA 20124**

Present: Kathy Kalinowski, Chair; Jay Davis, Town Council Representative; Michelle Stein; Terry Winkowski; Adam Trost; Susan Yantis; Paula Sampson
Staff: Laura Jane Cohen, Town Administrator; Kerrie Gogoel, Town Clerk

The Regular Meeting was called to order by Acting Chair Stein at 7:30PM.

1. Approval of Minutes
 - **Member Stein moved to approve the minutes from the September meeting, and the motion was seconded by Chair Kalinowski. The motion was approved by poll, 7-0.**
2. Residential Use Permit Applications
 - a. 12651 Water Street
 - i. The Planning Commission reviewed the request for a use permit at 12651 Water Street. The change requested is to replace the current deck with a combination of deck and screened porch, and to expand the current deck footprint by 10 feet.
 - **Chair Kalinowski moved to conditionally approve the request pending land disturbance calculations are within limits and that conditions provided by the Town Engineer are met. The motion was seconded by Member Sampson and approved by poll, 7-0.**
 - b. 7223 Dell Avenue
 - i. The Planning Commission reviewed the request for a use permit at 7223 Dell Avenue. The change requested is for an addition and modifications to the existing structure.
- **Chair Kalinowski moved to approve the request, and the motion was seconded by member Winkowski. The motion was approved by poll, 7-0.**

3. Updating the MOUs for the E&S and Stormwater Management with Fairfax County
 - a. It was identified that once the Town determines whether they will engage with this effort, that these should be sent to the Town Attorney and then to the Board of Supervisors for approval.
4. FEMA Preliminary Floodplain Mapping
 - a. It was noted that the maps provided by FEMA do not encompass all of the property within the Town. The Town Clerk will reach out to FEMA to request the missing panels.
5. Town Plan Updates
 - a. It was identified that there have been boundary line changes (homes built, lots consolidated or parceled out, etc.) since the last map was developed for the Plan, and as such it should be reviewed and updated. Reaffirmed the desire that should there be a transfer of ownership of a property that there is no desire for more property to be zoned industrial. A recommendation was made to zone Ayre Square as Community Open Space.
 - b. Discussed groups that impact the Town and whether they are still active, including the CBC, Clifton Arts Council, and various Town committees.
 - c. The Commission members were asked to review the Transportation section prior to the next meeting.



**CLIFTON TOWN PLANNING COMMISSION
REGULAR MEETING
ACACIA LODGE
7135 MAIN STREET, CLIFTON, VA 20124**

Order of Business:

1. Approval of Minutes from previous meeting
2. Use Permit Applications
 - a. 12651 Water Street
 - b. 7223 Dell Avenue
3. Updating the MOU's for E&S and Stormwater Management with Fairfax County
4. FEMA Preliminary Floodplain mapping
5. Town Plan update