

ANC 6B Planning & Zoning Committee, Minutes for April 13, 2026 meeting, 7:00 pm

In attendance:

SMD	Commissioner	Resident Member
6B01		Marsha Lee
6B02	Jerry Sroufe	
6B03	David Sobelsohn	
6B04	Brian Gorman	Frank D'Andrea
6B05	Sam Pastore	
6B06		
6B07	Vince Mareino	
6B08		Michael Bruggman
6B09	Karen Hughes	

**1. 406 8<sup>th</sup> St SE (6B04), BZA # 21438**

- Emerald Wings, d.b.a. Wingstop, seeks a Usage Special Exception for a fast-food restaurant, and a Building Special Exception from the Refuse Dumpster Regulations.
- At our January 2026 meeting, we voted to seek a settlement agreement
- Some NON-negotiating neighbors oppose all fast food. They have a petition with over 100 signatures; almost all of them are in 6B04 and 6B03.
- However, the negotiating neighbors will support if there is mitigation for noise, vermin, odor, and sometimes traffic.
- Negotiations are good on all issues except for odor.
  - i. Drew Turner: we cannot install a Pollution Control Unit because it would result in exhaust aimed right at another neighbor
  - ii. Question: but wouldn't the exhaust be worse with NO PCU?
  - iii. Sarah: we are concerned that a visible PCU would not be approved by HPRB and/or DOB
  - iv. Linda Elliot submitted engineering docs and building plans that appear to allow for a PCU to be built.
  - v. Linda Elliot (Negotiating Neighbors) and Christopher Cohen (Applicants) agreed to talk again, after one week for Applicants to review the building plans.
- **Hearing will be delayed until Jun 17, so applicant can continue working with neighbors on settlement agreement.**
- **Vote: item Postponed** until May 7 meeting.

Next Planning & Zoning meeting: May 7

Next Full ANC meetings: April 14 and May 12