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John Ball  
Michelle Covert, Chairperson  
Edwin Jarvis,  
Tony Henshaw  
Andrea Mechling  
Roy Payne  
Steven Pekary  
Tony Williams

Town Planning Commission  
meets for its regular session on  
the third Monday of each month  
at 6:30 p.m. Persons wishing to  
be heard or having an item to be  
placed on the agenda should  
make their request to the Clerk of  
Council by the final Monday of  
the month preceding the meeting.

**Planning Commission Meeting  
Monday, July 15, 2019**

**PRESENT:** Tony Williams, Ed Jarvis, Michelle Covert, Steven Pekary, Andrea Mechling,  
Tony Henshaw

**STAFF:** Mathilda Legacy

**GUESTS:** None

Moment of Silence

Pledge of Allegiance

**Motion made to approve April 15, 2019 minutes by Tony Williams, seconded by Andrea Mechling. Motion passed with all in favor.**

**Michelle Covert introduced and welcomed Tony Henshaw, the newest member of the Planning Commission to the rest of the members.**

**Old Business:**

**1. Continue discussion of updating Town Zoning Ordinances**

Ed Jarvis stated that he had spoken to the attorney for the Town of Mineral on behalf of the members of the Planning Commission. Ed Jarvis then stated that once The Planning Commission had a written a final draft of revisions he would present it to the town attorney for legal review before moving publicizing the information and moving forward with a public hearing.

Ed Jarvis addressed that throughout the Town of Mineral, old or derelict properties are either being cleaned up or being prepared to be torn down. Ed Jarvis stated that the Louisa County attorney was working with the Town of Mineral to make progress on the process of cleaning up the derelict properties in the town.

Michelle Covert asked about how they were able to make progress to which Ed Jarvis responded that the property owners had been sent letters requesting they clean up their lots and that if the requests were not complied with the property owners would have to pay a \$10,000 fine.

Michelle Covert asked that at the next meeting the Planning Commission members should come prepared to discuss ideas for what types of businesses would be suitable for the Town of Mineral in the light commercial/commercial zoned properties, single lot buildings and review the setbacks that are currently in place in the Town Code.

The Planning Commission discussed the possible rezoning of the old elementary school that was torn down from residential to light commercial and the positive and negative outcomes of that decision. Michelle Covert highlighted that a child's playground and a baseball field that are zoned residential general are in close proximity to the property in question and this might present a safety issue.

The Planning Commission discussed.

## **2. Aesthetic Review Board**

Steven Pekary proposed that the Town Manager provide residents of the Town of Mineral who are requesting building permits with a copy of the comprehensive plan and send a copy of that application to the Aesthetic Review Board to be reviewed. Tony Henshaw added that any block that is off of Main Ave or Louisa Ave. would have to be included.

Michelle Covert suggested providing the Planning Commission with a duplicate of the requested building permits from residents wishing to do renovations or any work within the designated areas zoned light commercial/commercial area on Main Street is something that should be written into the Town Code. Ed Jarvis suggested including this in the building permit application packet. Steven Pekary added that once the Aesthetic Review Board had reviewed the copy of the building permit application, it could then send it forward to Mineral Town Council along with the notes from the Aesthetic Review Board to be considered.

The Planning Commission discussed.

## **New Business:**

**1. Confirm dates for 2019 meetings (8/19,09/16,10/21,11/18,12/16) at 6:30 pm at the Town Municipal Center:**

Michelle Covert addressed the topic of Ed Kube, a resident of the Town of Mineral who is running for a seat on Town of Mineral Council. Mr. Ed Kube requested information through FOIA (Freedom of Information Act) including Planning Commission Meeting dates copies of the Planning Commission agendas prior to the time of the meeting.

**Steven Pekary made the motion to accept the dates, Andrea Mechling seconded the motion. Motion passed with all in favor.**

## **2. PC Members suggest items to add to agenda for next meeting**

Steven Pekary stated that he would email a copy of the Aesthetic Review Board draft to all the members of the Planning Commission.

Tony Williams suggested reaching out to the Thomas Jefferson Council to help advise the Planning Commission and volunteered to contact Thomas Jefferson Council to come and talk to the Planning Commission.

Michelle Covert inquired about the budget for the Planning Commission. Ed Jarvis responded that because the previously budgeted \$5000.00 was not spent and no one advocated for keeping the budget of \$5000.00 As a result the budget was reduced to the current amount of \$500.00.

Steven Pekary proposed that the Planning Commission could use a portion it's allotted budget could be used as an incentive for businesses within the Town of Mineral who make the most improvements. Ed Jarvis mentioned that the Chamber of Commerce already had a similar program in place.

The Planning Commission discussed.

## **3. Update of Louisa County Planning Commission activities**

Michelle Covert asked for an update on the Louisa County Planning Commission activities. Ed Jarvis expanded on the subject.

Ed Jarvis stated that there are four new subdivisions. Two subdivisions are planned for the Zions Crossroads area and one subdivision is planned for Lake Anna and one subdivision in Bumpass. Ed Jarvis stated the developer of these proposed subdivisions would come in and submit plans that must be presented to the Planning Commission. Ed Jarvis stated that every child in Louisa County costs \$7,200.00 per year to put through the public school system and that people are opposed to the building of residential areas because of the increase of the tax base. The Planning Commission has decided to provide those numbers to the developers to navigate their process with real statistics for the county that they are developing. The Planning Commission information is publicly available.

Ed Jarvis mentioned there is another issue with development is water and said that the Louisa Board of Supervisors will vote at the next meeting on the issue. Ed Jarvis stated that once the water availability has reached 75% consumption there will be no more development, he went on to say that the current consumption percentage is estimated in the 40% range. Ed Jarvis stated this may affect development activity. Ed Jarvis also mentioned that Louisa County is currently in litigation with the Monacan Indian Nation over the proposed plan and if let unresolved may go to court.

**Motion made to adjourn the meeting by Steven Pekary, seconded by Tony Henshaw.**

**Motion passed with all in favor.**