



Town of Mineral
Post Office Box 316
312 Mineral Avenue
Mineral, VA 23117
Phone 540-894-5100 Fax 540-894-4446
www.townofmineral.com email: mineral@louisiana.net

John Ball
Michelle Covert, Chairperson
Edwin Jarvis,
Lewis Keller
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, March 18, 2019

PRESENT: John Ball, Edwin Jarvis, Lewis Keller, Andrea Mechling, Roy Payne, Tony Williams

STAFF: Mathilda Legacy

Moment of Silence

Pledge of Allegiance

Motion made to postpone approval of February 4, 2019 minutes by Ed Jarvis. Motion passed with all in favor.

Old Business:

Steven Pekary update on ARB- the Planning Commission agreed to discuss at the next meeting.

Tony Williams update on Façade Grant- Mr. Williams sent an information packet via email to the Planning Commission members on March 18th 2019. Mr. Williams gave a brief overview of what was included in the email. Mr. Williams elaborated on the information packet stating that it was a rough first draft of a basic façade program that other small towns are using. It is designated for historic areas which Mineral meets the criteria for. It would require funding and it expands on the parameters on what the town would fund and projects for the beautification process. Ed Jarvis motioned to have members review the information packet and to discuss at the next meeting.

New Business:

Welcome New Planning Commissioners- The Commission officially welcomed the two newest commissioners John Ball and Andrea Mechling.

Mineral Auto Parts Property-The prior owner of the property in question suddenly passed away, and now the previous proprietor's spouse is selling the building. There is an interested individual who is looking to purchase the property. There is no formal application for the proposed use of the space. The prospective purchaser has plans to convert the building into 4 apartments upstairs and 2 business spaces downstairs.

Ed Jarvis stated that the town ordinance does not prevent this proposed use of the space. Ed Jarvis then expressed his concern about what type of potential problems could potentially arise if the property in question was converted into low-income housing. Mr. Jarvis also stated that ordinances needed to be updated.

Tony Williams inquired if the town was interested in buying the parcel. Ed Jarvis responded that he was unsure of the cost and noted that the town was currently invested in a recently acquired piece of property by the town that may cost more than originally planned for. Ed Jarvis commented that he was unsure at this time as to if the purchasing of the used auto parts building was within the town's budget.

Ed Jarvis stated that in his opinion the auto parts building would be of best use if converted into professional office spaces. Tony Williams ask if the seller was interested in leasing the property, Ed Jarvis responded that he was unsure at this time if that was an option and that he would reach out the Town Manager to acquire more information on the matter.

Zoning: Propane gas offsets-

Michelle Covert is installing 3 propane tanks for heating her home. There is no ordinance that states how close a propane tank can be to the property line. Ed Jarvis stated that the concern for this particular property is that the street borders the property line which may pose a potential safety risk. Ed Jarvis stated that Michelle Covert has agreed to put up 3 forms of barriers to separate the tanks from the street.

Ed Jarvis stated that the town approved this due to the ordinances not legally preventing the action and mentioned Louisa County was consulted and they recommended that at least 15ft be between the tank and the property line. Ed Jarvis asked why the tanks could not be installed on another part of the property.

Building Permit Enforcement –

Ed Jarvis stated that the county will do the building permit enforcement within the town. He also stated that there may instances of individuals who have made renovations or modifications to their buildings or other structures without proper building permits from the County.

Miller's Market-

Millers Market has updated their building permit for the U-Haul business. Roy Payne stated that he was concerned about the placement of one of the U-Haul trailers on the corner of Fifth street. Ed Jarvis stated that he would address this issue with the Town Manager.

Zoning Permit Application for the Journey House-

A modular home has been donated to the Journey House. The Journey House plans to install a modular home on 3 lots in the Town of Mineral on the corner of Richmond and Lee Street. Roy Payne Expresses his concern about this project.

Commission Discussed.

Ed Jarvis made motion to adjourn. Lewis Keller seconded. Motion passed with all in favor.