



Town of Mineral
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John Ball
Michelle Covert- Chairperson
Tony Henshaw
Edwin Jarvis
Andrea Mechling
Jim Snider
George Von Arb
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 Tuesday January 21, 2020

Moment of Silence

Pledge of Allegiance

Present: James Snider, Ed Jarvis, Andrea Mechling, Tony Henshaw, Michelle Covert, John Ball

Absent: Tony Williams

Staff: Mathilda Legacy

Guests: None

Michelle Covert called the meeting to order.

Old Business

Continue discussion of updating Town Zoning Ordinances:

Motion to adopt the October 2019 Planning Commission meeting minutes at the next meeting made by Ed Jarvis, seconded by Andrea Mechling. Motion passed with all in favor.

Michelle Covert made an announcement that Roy Payne will no longer be serving on the planning commission due to health issues.

Michelle Covert stated that a new member has been appointed to serve on the Planning Commission.

Ed Jarvis requested that all members of the Planning Commission be issued a town email.

New Business

Elect Planning Commission Vice Chairperson:

Michelle Covert stated that the Planning Commission must elect a vice chairperson to run the Planning Commission meetings in her absence. Michelle Covert will be taking a leave of absence for two to three months.

Motion to appoint Jim Snider as Vice Chairperson for the Planning Commission made by Tony Henshaw, seconded by Andrea Mechling. Motion passed with all in favor.

Develop Solar Panel Code for the Town of Mineral:

Michelle Covert asked Ed Jarvis to inform the Planning Commission what the Town Council has discussed.

Ed Jarvis stated that the town does not have a town ordinance for solar panels. The Journey Home has been donated \$100,000 for the cost of installation of solar panels and asked the Town Council about the installation process. Michelle Covert asked if they wanted the solar panels to be installed in the front yard and which street does it face. Ed Jarvis made a reference to the map of the Journey Home property. Discussion followed.

Jim Snider stated that the Journey Home would need to obtain a conditional use permit to install the solar panels and that there might be required screening. Jim snider asked if there was an existing ordinance for a shed being built in the front yard of a property within the Town of Mineral. Michelle Covert stated that the current offset for structure such as a shed is 20ft. Discussion followed.

John Ball stated that according to the map on page A1, the Journey Home would be in compliance with the current setbacks in place because the proposed site for the solar panels is showing that it is 26ft from the front and the side of the property line. Michelle Covert said that the best immediate option available might be for the Journey Home to obtain a conditional use permit to install the solar panels and then the Planning Commission would propose an updated ordinance for similar cases in the future in the Town of Mineral. Discussion followed.

Jim Snider asked if the Planning Commission could come to an agreement of what did not need be to include in the proposed ordinance and if a minimum size solar panel exception could be included in the proposed ordinance. Discussion followed.

Michelle Covert stated she would type up a draft ordinance for the Planning Commission to review at the next meeting. Jim Snider suggested sending it to the Town Attorney to review and amend.

Motion to recommend to the Town Manager the approval of the Journey Home's proposed solar structure as presented to the Planning Commission, due to the Planning Commission not having a code in place made by John Ball seconded by Tony Henshaw. Motion passed with all in favor.

Motion to request the Town Manager to use a portion of the Planning Commission's budget to set up Planning Commission emails for all active members made by Jim Snider, seconded by Andrea Mechling. Tony Henshaw, Andrea Mechling, Michelle Covert all voted to approve the motion. Ed Jarvis and John Ball abstained due to conflict of interest.

Jarvis Update of Louisa County Planning Commission activities:

No Comment

Jarvis update of Town Council activities:

No Comment

Motion to adjourn the meeting made by Jim Snider , seconded by Tony Henshaw. Motion passed with all in favor.