

Town of Mineral Planning Commission Notes and Minutes

Date: September 22nd

Members Present:	James Snider	Ed Jarvis	Quorum present? Yes
	Jolyn Bullock	Ted Williams	Andrea Mechling

Guests: Nancy S. Thomas, 44 Louisa Avenue, Mineral

Start time 6:30

Meeting adjourned at 7:45

Andrea Mechling notified Chair that she would be unable to attend further meeting this school year.

Tony Williams notified Chair that he was unavailable for medical reasons.

Mrs. Thomas provided a letter to Planning Commission detailing concern. (attached)

Topic (s)

Update on Joint Planning Commission and Town Council Public Hearing.

Since all present were in attendance at the Joint Planning Commission and Town Council planning meeting a summary of that meeting was unnecessary

Conditional Use permit to allow the construction of multi-family dwellings (St Cecilia St) (Actually two items)

The group revisited that conditional use permits that pertained to the dwelling on St. Cecilia St.

This conditional use permit required for multi-family construction

Plan does not include playground.

Prefer permeable paving to help retain runoff onsite.

#8 of the conditional use permit is out of line with written standards researched by the commission. The Virginia regulations for playgrounds at daycares require seventy-five square feet per child. Using data from the US Census an average of 1.3 1.5 children under the age of 16 would be used in determining required playground size.

1.3 1.5 multiplied by the number of units then multiplied by 100 (75) to determine the square footage required for a play ground / play area.

For the 4 unit site that becomes

600 square feet at 100 square feet per child

450 square feet at 75 square feet per child

For the 9 unit site that becomes

1,350 square feet at 100 square feet per child

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1,013 square feet at 75 square feet per child (rounded to nearest whole unit)

As the current code only mandates play area and does not set out actual see requirements this may be a possible amendment to the current code in the future.

All members of the Planning Commission in attendance voted to support these recommendations.

An ordinance to amend Town Code, Chapter 425... establishment of recreational and playground area of premises as approved by the town council.

The Planning Commission does not recommend this change to town code. It appears to be code written for the benefit of a single applicant. A request for a variance on the part of the applicant would be the appropriate way to handle this question.

In the case currently before the Planning Commission, and subsequently the Mineral Town Council, the applicant has not included play areas / play structures in either site plan. It has been suggested that the applicant could fulfill this requirement by making additions to the playground that exists in close proximity to the sites in question. This would be allowed by a variance to the code.

The code's intent was to provide play area for the residents of the units being built. To uncouple the play area from the building site would potentially lead to playground being built that are not easily accessible to the children living at the site.

All members of the Planning Commission in attendance voted to support these recommendations.

Revision Note: The 1.3 children per unit was a misreading of 1.5 children per unit. 10/10/22