



MINERAL PLANNING COMMISSION MEETING MINUTES

May 28, 2026 at 6:30 PM

312 Mineral Avenue Mineral Virginia 23117

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A. CALL TO ORDER

Vice Chairman Newton called the meeting to order at 6:31pm

B. ROLL CALL

PRESENT:

Chairman Edward Kube
Commissioner James Snider
Vice Chairman Teresa Newton
Commissioner Maggie Larson

ABSENT:

Commissioner Ryan Stowe

OTHERS PRESENT:

Mayor/Interim Town Manager Pamela Harlowe
Mineral Town Council Liaison Dave Hempstead
Mineral Planning Commission Secretary Teri Burns

C. PLEDGE OF ALLEGIANCE

All in attendance stood for the pledge of allegiance.

D. ADOPT/AMEND AGENDA

A motion was made to delete item number 1 in section H, old business, as there were no updates at this time.

Motion made by Commissioner Larson, Seconded by Commissioner Snider.
Voting Yea: Chairman Kube, Commissioner Snider, Vice Chairman Newton,
Commissioner Larson

Nay: None

Motion Passed 4-0-0

E. PUBLIC COMMENT

None

F. APPROVAL OF MINUTES

A motion was made to approve the 4.23.2026 minutes as presented.

Motion made by Commissioner Snider, Seconded by Commissioner Larson.
Voting Yea: Chairman Kube, Commissioner Snider, Vice Chairman Newton,
Commissioner Larson

Nay: None

Motion Passed: 4-0-0

G. NEW BUSINESS

1. PUD Presentation

Torrey Williams presented information on his desire to develop the PUD district. He noted that he has submitted plans and a narrative outlining the project's intent and asked the town for feedback.

During the question-and-answer session, Mr. Williams stated that a comprehensive infrastructure study would be required. He further stated that he is not prepared to proceed until a mutual agreement has been reached regarding the zoning requirements.

H. OLD BUSINESS

1. Update on Capital Improvement Plan (CIP)

Commissioner Larson led the discussion on updates to the CIP stating that if anyone had suggestions, they were encouraged to share.

Vice Chairman Newton suggested adding a swing set to the playground.

Chairman Kube left the meeting at 7:27pm due to audio/video difficulties.

H. REPORTS

1. Zoning Administrator

Mayor Harlowe, Interim Town Manager/Zoning Administrator commented on the status of the water recap reports, new construction and COVID monies report.

2. Commissioners' Comments

Commissioners will work together to develop a plan for the needs of the Town concerning the PUD.

I. ADJOURN

A motion was made to adjourn the meeting at 7:45pm.

Motion made by Commissioner Snider, Seconded by Commissioner Larson
Voting Yea: Commissioner Snider, Commissioner Larson, Vice Chairman Newton
Motion Passed: 3-0-0

Commission Members: Edward Kube - Chairman, Teresa Newton - Vice-Chairman,
Jim Snider, Maggie Larson, Ryan Stowe