



MINERAL PLANNING COMMISSION MEETING MINUTES

March 27, 2025 at 6:30 PM

312 Mineral Avenue Mineral Virginia 23117

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A. CALL TO ORDER

Commissioner Snider chaired the meeting as there was not a virtual attendance policy and Chairman Kube attended remotely.

The Commission discussed if they had a quorum and ultimately decided that they did.

B. ROLL CALL

PRESENT

Edward Kube (Present Via Zoom - Medical Caretaker)

James Snider

Teresa Newton

Brian Thaler

ABSENT

Tony Williams

Two Vacant Seats

C. PLEDGE OF ALLEGIANCE

All in attendance stood for the Pledge of Allegiance

D. ADOPT/AMEND AGENDA

Motion to adopt agenda.

Motion made by Newton, Seconded by Thaler.

Voting Yea: Snider, Newton, Thaler

PUBLIC COMMENT

Becky McGehee

Mrs. McGehee voiced her disapproval with the behavior of a Commissioner at the last meeting.

Mayor Chapman - Letter read by the Town Manager

Mayor Chapman submitted a letter thanking the Commissioner's and urging all of Mineral's public bodies, along with staff, to work together.

E. APPROVAL OF MINUTES

1 1.16.2025 Minutes

Commissioner Kube asked that the minutes be delayed until later in the meeting.

Motion to amend agenda, moving approval of minutes before the "reports" section of the agenda.

Motion made by Newton, Seconded by Thaler.

Voting Yea: Snider, Newton, Thaler

F. OLD BUSINESS

1. Discussion of Capital Improvements Plan

The Zoning Administrator advised that there is not a Capital Improvements Plan at this time as the water system has become the top priority.

The Zoning Administrator gave a status report regarding the water system.

Commissioner's discussed reviewing at the previous CIP and making revisions to the previous plan.

Motion to carry this matter to the April agenda.

Motion made by Thaler, Seconded by Newton.

Voting Yea: Snider, Newton, Thaler

2. Presentation from TJPDC regarding the coordination of a new Overlay District for Mineral Avenue and portions of Louisa Avenue and First Street.

Isabella O'Brien, from Thomas Jefferson Planning District Commission provided a presentation from TJPDC regarding the Historic Overlay District.

The presentation slides are attached to the corresponding agenda packet.

The Commissioner's discussed community engagement as well as the effects of the Overlay District.

Motion to start by Newton.

Motion withdrawn.

Motion to table until April meeting.

Motion made by Newton, Seconded by Thaler.

Voting Yea: Snider, Newton, Thaler

G. NEW BUSINESS

1. Virtual Attendance Policy

Commissioners discussed the virtual attendance policy.

Motion to approve Virtual Attendance Policy

Motion made by Newton, Seconded by Thaler.

Voting Yea: Snider, Newton, Thaler

2. Revisit Light Commercial Zoning Classification, Permitted Uses

The Commission discussed the language in the Light Commercial Zoning Classification, specifically, single family homes as permitted use.

Motion to direct Zoning Administrator to present a revised portion of the Light Commercial Zoning Classification code for review and then MPC will determine if they want to send this to Council for review.

Motion made by Snider, Seconded by Newton.

Voting Yea: Kube, Snider, Newton, Thaler

Commissioners discussed signage for zoning applications happening in town.

Motion to put on the April agenda.

Motion made by Newton, Seconded by Kube.

Voting Yea: Newton, Snider, Kube.

Voting Nay: Thaler.

3. Discussion on updating language for public comment.

Commissioners discussed updating their language for public comment.

Motion to adopt Public Comment agenda wordage.

Motion made by Thaler, Seconded by Newton.

Voting Yea: Kube, Snider, Newton, Thaler

4. Commissioner Resignation: Lauren Ball

Motion to accept resignation of Lauren Ball.

Motion made by Newton, Seconded by Thaler.

Voting Yea: Kube, Snider, Newton, Thaler

H. APPROVAL OF MINUTES

Amendments suggested by Commissioner Thaler:

- Strike "Chairman Kube advised Dr. Covert that she does not get to speak as long as she would like to."

Motion to approve minutes as revised.

Motion made by Thaler, Seconded by Snider.

Voting Yea: Thaler

Voting Nay: Kube, Newton

Commissioner's discussed the minutes formatting and possibly putting it as an agenda item for the April meeting.

Commissioner Kube had to leave the meeting after the discussion of minutes.

I. REPORTS

1. Zoning Administrator

The Zoning Administrator did not have a report.

The Mayor spoke with the MPC regarding working together as a team, along with Town Council and Staff. He thanked the Commissioner's for their hard work.

Motion for MPC to recommend to Council for posting of MPC vacancy.

Motion made by Thaler, Seconded by Newton.

Voting Yea: Snider, Newton, Thaler

2. Commissioners' Comments

Chairman Snider yielded the floor to the Mayor. The Mayor thanked the Commissioners for their service and spoke regarding the need to maintain decorum and professionalism during meetings. He is hopeful there can be more cohesiveness and transparency.

Motion to ask Council to post MPC vacancy.

Motion made by Thaler

Voting Yea: Snider, Newton, Thaler

Chairman Snider allowed a member of the audience to speak:

Michelle Covert:

Was following up regarding the recusal she asked for at a prior meeting.

J. ADJOURN

Motion to adjourn.

Motion made by Newton, Seconded by Thaler.

Voting Yea: Snider, Newton, Thaler

Commissioner's adjourned at 8:58 pm.