



MINERAL PLANNING COMMISSION MEETING MINUTES

October 30, 2025 at 6:30 PM

312 Mineral Avenue Mineral Virginia 23117

Phone: 540-894-5100 | townclerk@townofmineral.net

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

All in attendance stood for the Pledge of Allegiance

D. ADOPT/AMEND AGENDA

Move the public hearing order to after public comment. General comment first.

Motion made by Newton, Seconded by Snider.

Voting Yea: Chairman Kube

PUBLIC COMMENT

No Public Comment

E. OLD BUSINESS

F. NEW BUSINESS

G. REPORTS

1. Zoning Administrator

2. Commissioners' Comments

H. Public Hearing

1. Public Hearings - Zoning Code 425- Articles IV - Light Commercial

- Updates to the code language related to use and set backs

Teresa Newton discussed adding Louisa Avenue/522 to permitted uses

Motion by Teresa Newton, Second - Jim Snider, All Yea to defer discussion to next meeting

No public comment

2. Public Hearing Zoning Ordinance 425 Article V- General Commercial

1- Permitted and Conditional Use Language

2- Setbacks

Motion to open public hearing - Jim Snider, Second - Teresa Newton, Yes - Ed Kube

Define specialty shops that sell age restricted items, add adult stores

Consistency throughout the ordinances for setbacks

Add language pg. 9 - 425-29 consistent with Town Ordinance for water/sewer

Permitted Use move to under CUP

Recommend to forward to Town Council with changes

Motion to close public hearing - Teresa Newton, Second - Jim Snider, Yes - Ed Kube

No public comment

3. Public Hearing Zoning Code 425 Article VI- Planned Unit Development

Motion to open Public Hearing Jim Snider, Second - Teresa Newton, all Yea

Motion to re-adopt PUD Ordinance as is by Teresa Newton, Second - Jim Snider, all Yea

Motion to close Public Hearing by Teresa Newton, Second - Jim Snider, all Yea

No Public Comment

4. Public Hearing Zoning Code 425 Article XI - Administration and Enforcement

Motion to open Public Hearing Jim Snider, Second - Teresa Newton, all Yea

Violations/Penalties

Add civil penalties that adhere to Virginia Code. Penalties should be less harsh, more progressive. No criminal record. Ticket process to document.

Discussed the option of liens being implemented if fines/penalties not paid.

Motion to approve and forward to Town Council with recommendation to adopt by Jim Snider, Second - Teresa Newton, all Yea

Motion to close Public hearing by Teresa Newton, Second - Jim Snider, all Yea

No Public Comment

I. CLOSED SESSION (As Necessary)

J. ADJOURN

Motion to Adjourn at 8:23pm

Commission Members: Edward Kube - Chairman, Jim Snider - Vice-Chairman,
Teresa Newton, Vacant, Vacant