



Town of Mineral
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Pam Harlowe, Mayor
Michael Warlick, Vice-Mayor
Tom Runnett
Bernice Wilson-Kube
Doswell Pierce
Roy McGehee
William Thomas
Salvatore Luciano, Town Manager
Ti-Lea Downing, Treasurer/Clerk
Jack Maus, Town Attorney

Town Council meets for its regular session on the second Monday of each month at 7:00 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.

Town of Mineral Planning Commission Meeting
March 30, 2016
06:30pm

PLANNING COMMISSION MEMBERS: Ed Jarvis, Chairman; Tony Williams, Michelle Covert, Lewis Keller and Tom Runnett

STAFF MEMBERS: Ti-lea Downing, Town Clerk

ABSENT: Sal Luciano, Town Manager; and Stephen Pekary

PUBLIC: Ed Kube

Review and Approve Draft Minutes from February 16, 2016: *Tom Runnett made a motion for approval of the minutes; this was seconded by Tony Williams with 0 opposed.*

Public Comments: Ed Jarvis opened the floor for public comments. Ed Kube suggested that the rezoning requested be denied because it lacks sufficient information as to the intent of the rezoning. Therefore, it is not adequate to qualify for a zoning change. Under the zoning regulations, if a building exceeds 10,000 sq. ft. we are unable to put any conditions on it. Mr. Kube requested his written statement be included with the minutes. At this time the town has not received any comments from the adjacent property owners in regards to this zoning change.

Planning Commission discussion of the rezoning request: Mr. Runnett stated that Mr. Morgan had not complied with the things he stated would be complete on the rezoning

request application. Mr. Runnett advised we should not consider the request until Mr. Morgan has complied. In the application Mr. Morgan stated he was going to clean the property up and he has not complied with that. Michelle Covert recommended we refer Mr. Morgan's concern about the baseball stadium to the zoning administrator as this would not fall under the authority of the Planning Commission. Mrs. Covert stated we need to stop discussing this matter any further and just refer Mr. Morgan back to the zoning administrator. Mrs. Covert also added she doesn't think the zoning of the baseball stadium should be added as evidence for a zoning decision. ***Michelle Covert made a motion to refer Mr. Morgan to the zoning administration for his complaints about his non noncompliant neighbor; this was seconded by Tom Runnett with all in favor.*** We are going to proceed by sending Mr. Morgan a letter advising that at this time because we don't have further information on his buyer and intent on the property, we are not going to make a change to the code. ***Michelle Covert made a motion to Town council that we recommended not to rezone the property based on an incomplete application and inadequate information; this was seconded by Tony Williams with 0 opposed.***

Tom Runnett made a motion to adjourn the meeting; this was seconded by Michelle Covert.

The next planning commission meeting will be held April, 18th at 6:30.