



Town of Mineral  
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Edwin Jarvis, Chairperson  
Lewis Keller  
Michelle Covert  
Steven Pekary  
Tony Williams  
Tom Runnett  
Sal Luciano, Town Manager

Town Planning Commission meets for its regular session on the first Thursday 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.

Planning Commission Meeting  
Thursday February 19, 2015

**PRESENT:** Edwin Jarvis, Chairperson; Lewis Keller; Michelle Covert; Steven Pekary; Tom Runnett

**ABSENT:** Tony Williams

**STAFF:** Sal Luciano, Town Manager; Nancy Wilk, Assistant Clerk

Tom Runnett opened the planning commission meeting at 6:09 p.m. and the invocation was given by Sal Luciano.

Tom Runnett stated that the first order of business was to elect a chairperson. ***Lewis Keller made a motion to nominate Edwin Jarvis as Chairperson; Michelle Covert seconded the motion. Motion passed 4/0 with none voting in the negative.***

Edwin Jarvis stated that in reviewing the previous five year comprehensive plan, he questioned the town manager if Council had given any indications of what they would like. Tom Runnett stated that one item mentioned was sidewalks down both sides of Mineral Avenue and down First Street. Many have expressed their concerns that they do not want sidewalks like the Town of Louisa recently installed. Sal Luciano stated that the town's five year comp plan had expired awhile back; with new members on the Planning Commission, the thought was that Council would approve the old comp plan until the Planning Commission could submit a new one. Mr. Luciano's objectives for tonight's meeting would be for the members to go through the old comp plan, delete items that were already in place or remove items that are not needed. There would need to be a workshop with Council and the public to give input at one point which could be done at one of the regularly scheduled meeting dates.

Mr. Jarvis stated that on page #3: under RECOMMENDATION; remove #1 and #2. Also replace SPRING GROVE CEMETERY with WOODLAWN CEMETERY.

Mr. Runnett requested that Mr. Luciano update the planning commission members on the Old Elementary School situation. Mr. Jarvis questioned what would Council like to have in place there since it was zoned as residential. Mr. Luciano stated that whoever bought the old school would have to come before Council with their intentions and the zoning could possibly be changed.

In regards to Woodlawn Cemetery, Mr. Jarvis stated that he would like to have Council's opinion as to what they would like to have done with this cemetery. Mr. Jarvis questioned if Council would consider moving the graves to Spring Grove so there would only be one cemetery to maintain. Mr. Luciano stated that Council wanted to maintain Woodlawn as it was not that much to clean up and maintenance would not be that difficult. Mr. Jarvis stated that more research was needed on Woodlawn before a recommendation could be made to Council.

The next topic of discussion was the town's water/sewer system. Mr. Luciano stated that Council felt this system was important and they have budgeted for the system. Mr. Jarvis stated that the system was not up to par and prior recommendations on the water/sewer system to Council had already been given several times. Mr. Runnett stated that there were several areas of water lines that needed to be replaced. Mr. Jarvis stated that mapping of the entire water/sewer system needed to be established to see what areas had been replaced and what areas need to be replaced. Mr. Runnett gave members a brief history of the town's water/sewer system and possibly turning the system over to LCWA. Mr. Runnett explained to members that in turning the system over to LCWA the customer's would get more gallon usage for lower rate; the County rates are cheaper than the Town rates. **After further discussion the majority of the Planning Commission thought that selling the water/sewer system would be the way to go, but Town Council would have to make that decision.** Mr. Luciano stated that an engineering study of the Town's water/sewer system needed to be done.

Page 4, #4: Police protection in the Town was still a concern. Mr. Luciano stated that this topic needed to be recommended to Council. Mr. Jarvis suggested that the Town possibly hire a Louisa County Deputy to patrol the Town on Thursday, Friday & Saturday evenings. Mr. Jarvis suggested that a meeting be arranged with the Louisa County Sheriff's to inquire if this would be something they would consider.

Page 4, #5: Neighborhood Watch Program: It was determined that this item be removed. The general consensus was that members would rather have police patrol than neighborhood watch.

Page 4, #6: Development of streets & sidewalks: Mr. Luciano suggested that the Planning Commission create a list of streets that are priority to be brought in and submit to VDOT. Mr. Jarvis suggested having a map that would show what streets and sidewalks are in the Town; make it an appendix.

Improve vehicular and pedestrian circulation in Town: Mr. Jarvis questioned if Council wanted sidewalks and crosswalks; Mr. Luciano stated that Council does want all these improvements, the cost of these items is the main concern as there is not adequate funds available. It was suggested to remove #4. Keep #5 and consider streetscapes to include lighting, signs, etc.

Mr. Luciano stated that there are several items that need to be updated; the population, renting versus owning, etc. Mr. Runnett stated that on Page #5, #1: the language needed to be checked with the state to be sure we are using the correct wordage. Mr. Luciano stated that he would like to add Walton Park to the comp plan. Also, Mr. Jarvis stated that even though VDOT said it was not feasible to have a turning lane at the traffic light, he would like to pursue this issue.

#### Meeting Dates:

The members decided that they would meet twice a month until the comprehensive plan was completed and recommended to Council. Mr. Luciano stated that once the Planning Commission prepared the new five year comp plan, a public hearing needed to be conducted and then it be presented to Council. Mr. Jarvis stated that it would make more sense to have a plan established first and then present it to the public; this way they have a plan to actually review and make additions and/or deletions.

The following are the upcoming meeting dated in March:

Monday, March 2, 2015 @ 6:30 p.m.

Wednesday, March 18, 2015 @ 6:30 p.m.

***Michelle Covert made a motion to adjourn; Lewis Keller seconded the motion. Motion passed 4/0 with none voting in the negative. Meeting adjourned.***