

MINUTES
MOUNT VERNON PLANNING AND ZONING COMMISSION
JANUARY 10, 2018

The Mount Vernon Planning and Zoning Commission met January 10, 2018 at Mount Vernon City Hall Council Chambers with the following members present: Truman Jordan, Trude Elliott, Matthew Nelson, Jay Willems, Jenna Wischmeer and Joan Burge. Absent: Rich Hileman. Also in attendance, Zoning Administrator, Matt Siders and Chad Sands from ECICOG. Meeting was called to order by Chairperson Truman Jordan at 6:32 p.m.

1. Approval of Agenda and December 13, 2017 minutes. These documents stand approved unless otherwise indicated by Commission members.
2. Open Forum: each citizen limited to 5 minutes per discussion item.
3. Discussion and possible action of proposed Zoning Ordinance changes. Discussion continued on the sign portion of the Zoning Ordinance. There was lengthy discussion on electronic, illuminated and projection signs with changes to be made by Sands and brought back to the commission along with a few other miscellaneous items from the sign ordinance. Sands will also be making changes to the matrix beginning on page 134 through page 136 in the proposed ordinance. The need for Conditional Use permits to go through Planning and Zoning will be removed so that they would only need to be reviewed by Board of Adjustment. The amendment process on who can initiate a recommendation for an ordinance change was revised to include all citizens. Re-zoning rules would not change.

Nelson is concerned about the lack of maintaining the traditional residential feel in new subdivisions and there was a question on whether a new single family designation was needed that would fall somewhere between Suburban Residential and Traditional Residential. This would focus on things such as lot size, street patterns and walkability. Wischmeyer felt that his concern focused more on the historic style of homes and not necessarily the lot sizes and thought this was a broader issue that would require more in-depth discussion. Sands said the issue was whether the City wanted to have Traditional Residential that would ensure that all future developments that are proposed are in a grid pattern, higher density and the type of character that is in the historic part of town. These are not the types of developments that have been proposed and adopted by the City or developers. Elliott felt that it comes down to aesthetics and what people want. Sands said the larger housing market does not go towards this type of

demand. Jordan would like Sands to come up with a third definition for a residential zone that would fit more in line with the Stonebrook and Spring Meadows subdivision.

There is currently nothing in the ordinance regarding swimming pools. Sands recommended putting them in as an accessory use with fence requirements and have a difference between above-ground and in-ground. Another issue discussed was definition of side, rear and front yards for establishing setbacks when talking about accessory uses (garage, fence, pool).

Sands will update the proposed draft with all changes discussed and have it available at the next meeting.

4. Zoning Administrator Report. They have begun moving dirt on the Skogman property development and the developer agreement is not yet complete on the Stonebrook property.
5. Old Business.
6. New Business. The bypass steering committee has scheduled a meeting for next week.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,
Marsha Dewell
Deputy Clerk