

MINUTES
MOUNT VERNON PLANNING AND ZONING COMMISSION
JANUARY 11, 2017

The Mount Vernon Planning and Zoning Commission met January 11, 2017 at Mount Vernon City Hall Council Chambers with the following members present: Trude Elliott, Truman Jordan, Matthew Nelson, Rich Hileman, Jenna Wischmeyer and Joan Burge. Absent: Richard Peterson. 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 14, 2016 minutes. These documents stand approved unless otherwise indicated by Commission members. Wischmeyer stated that the minutes show that she was present and she was not. The minutes will be corrected to show that she was absent.
2. Open Forum: each citizen limited to 5 minutes per discussion item.
3. Discussion of proposed Zoning Ordinance changes. Discussion continued on the proposed changes to the zoning ordinance. Chad Sands from ECICOG went over the discussion points from the last meeting and provided the commission with a copy of the latest changes. Under the “definitions” sections, the commission asked for clarification on “manufactured” and “mobile homes”. The Rural Residential district was removed and urban farming will be discussed further. Minimum and maximum setbacks in Traditional Residential were discussed and it was decided to leave those as they are. Very few changes were made to High Density Residential. In Town Center the main changes were the consolidation of uses, and adding language under permitted uses. Several residential uses were also removed. Nelson did not agree with removing those residential uses from Town Center. Hileman gave an example of a current Town Center business burning down and being replaced with a residential home. Removing those uses from Town Center would prevent that from happening. Wischmeyer felt that this was a good time to look at the zoning districts a little more broadly and thinks that our zoning districts are created around what is already there. This would be a good time to look at things in more detail and look at the zoning map for possible changes. Limited Commercial and General Commercial zones were reviewed for any changes needed or possibly combining the two. It was decided to keep the two separate. There was also a small discussion about extending the Urban Corridor but this will be discussed in more detail in the future. Discussion will continue at the next meeting.

4. Zoning Administrator Report.
5. Old Business.
6. New Business. Wischmeyer would like for everyone to review the Comprehensive Plan and possibly meet with City Council to determine what priorities should be.

Meeting adjourned at 8:35 p.m.

Respectfully submitted,
Marsha Dewell
Deputy Clerk