

MINUTES
MOUNT VERNON PLANNING AND ZONING COMMISSION
January 9, 2019

The Mount Vernon Planning and Zoning Commission met January 9, 2019 at Mount Vernon City Hall Council Chambers with the following members present: Truman Jordan, Jay Willems, Trude Elliott and Matt Nelson. Absent: Jenna Wischmeyer, Rich Hileman and Joan Burge. Also in attendance, Zoning Administrator, Heather Flynn and Chad Sands from ECICOG. Meeting was called to order by Jordan at 6:32 p.m.

1. Approval of Agenda and December 12 and December 20, 2018 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 on rezoning of commercial property located at 200 7th Street SE. This property is currently zoned as commercial but has historically been used as residential. The new owners plan to continue using it as a residential property and are requesting that it be rezoned as such. With it zoned as it is the owner is limited on the changes that can be made to the structure and it also affects traditional financing. Willems questioned whether this would be considered “spot zoning”. Chad Sands said because the property is adjacent to two residential zones it would not be “spot zoning”. Willems asked if this would create any issues or problems with the neighbors use of their properties. Sands did not see any issues. Zoning Administrator, Heather Flynn, explained the differences in the residential zones to the property owner. Sands said it would make sense that this would be rezoned as Traditional Residential. Nelson asked if the other two residential properties should be considered. Sands said there was no reason to consider these properties unless the owners asked for rezoning. Willems made a motion that the City proceed with the necessary procedures to rezone the property located at 200 7th Street SE from commercial to Traditional Residential. Seconded by Elliott. Nelson had issue with rezoning property by property and how this would fit into future design standards. Motion carries 4-0.
4. Discussion and possible action on revision of subdivision ordinance. Sands met with the City Engineer and Zoning Administrator after the last meeting and the changes that were discussed at the meeting have been made to the draft. This change will not impact the two new subdivisions that are in the works right now but future subdivisions will be required to follow this

ordinance. Sands gave a tentative timeline of a Planning and Zoning public hearing in February with City Council reviewing in March and a public hearing with City Council in April. Jordan set the public hearing for the February 13, 2019 meeting.

5. Zoning Administrator Report. Nothing to report.
6. Old Business.
7. New Business.

Meeting adjourned at 7:14 p.m.

Respectfully submitted,
Marsha Dewell
Deputy Clerk