

**Mt. Vernon Planning and Zoning Commission**  
Minutes- City Hall (Conference Room)  
November 09, 2022

The Planning and Zoning Commission returned to in-person meetings. For those individuals that were unable to attend or did not feel comfortable with in-person meetings, the city provided a Zoom Option. For those planning to attend via Zoom the following information was needed: Telephone#: 312-626-6799, Meeting ID: 89896234213, Password: 364249. If assistance was needed before the meeting began the public could contact City Planner, Laura Eckles at 641-521-4110. The following Commission members were present: Trude Elliot, Jay Willems, Joan Burge, Jacob Buster, and Jenna Wischmeyer. Also in attendance: City Planner, Laura Eckles. Absent: Truman Jordan and Matthew Nelson. Jay Willems called the meeting to order at 6:30 p.m.

**Approval of the Agenda and September 14, 2022, minutes.** These documents stand approved unless otherwise indicated by commission members.

**Discussion and possible action on approving the Mount Vernon Dental Site Plan at 311 Virgil Ave SE, Mount Vernon, IA 52314.** Eckles stated that the site plan addresses most of the requirements under the master plan and city code. The applicant is asking that the city waive window requirements for tinting and the amount of clear glass on the ground floor. City staff believes that these requests are reasonable and would recommend approval. There are conditions listed in the recommendation for approval that the applicant stated they would be able to address. Wischmeyer confirmed with the applicant's contractor, Brad Robison, that the site's stormwater management system is sufficient.

Wischmeyer made a motion to approve the Mount Vernon Dental Site Plan at 311 Virgil Ave SE, Mount Vernon, IA 52314 with the listed conditions in the staff report. Motion seconded by Elliot. Voting yes: Wischmeyer, Willems, Elliot, Buster, and Burge. Motion passes.

**Discussion and possible action on approving the Mount Vernon- Lisbon Police Station Site Plan at 380 Old Lincoln HWY, Mount Vernon, IA 52314.** Eckles explained that the only notable change to the exterior included the addition of a sally port to the Mount Vernon- Lisbon Police Station and that all other updates were interior. The police need to create this addition to their building to safely store their vehicles and equipment. This site plan meets all zoning code requirements as presented.

Buster made a motion to approve the Mount Vernon- Lisbon Police Station Site Plan at 380 Old Lincoln HWY, Mount Vernon, IA 52314. Motion seconded by Wischmeyer. Voting yes: Buster, Wischmeyer, Willems, Elliot, and Burge. Motion passes.

**Discussion of possible amendments to the code of ordinances to promote the use of accessory dwelling units (ADUs).** After much discussion, the commission decided that it would be beneficial to have an individual from an outside agency present on this topic and discuss options with the commission. The commission feels it would be beneficial for the city council and the housing commission to be included in this meeting. City staff will reach out to the East

Central Iowa Council of Governments (ECICOG) to see if they would be willing to present on this topic at a future meeting after the holidays.

Buster made a motion to recommend that staff pursue a partnership with a consultant like ECICOG to review the city code and set up a meeting for early 2023. Motion seconded by Wischmeyer. Voting yes: Wischmeyer, Willems, Elliot, Buster, and Burge. Motion passes.

Meeting adjourned at 7:37 PM. on November 09, 2022.

Laura Eckles  
City Planner