

MINUTES  
MOUNT VERNON PLANNING AND ZONING COMMISSION  
February 12, 2020

The Mount Vernon Planning and Zoning Commission met February 12, 2020 at Mount Vernon City Hall Council Chambers with the following members present: Truman Jordan, Jenna Wischmeyer, Matt Nelson, Trude Elliott, Joan Burge and Jay Willems. Absent: Rich Hileman. Also in attendance, City Administrator, Chris Nosbisch. Meeting was called to order by Jordan at 6:31 p.m.

1. Approval of Agenda and December 11, 2019 minutes. These documents stand approved unless otherwise indicated by Commission members.
2. Open Forum: each citizen limited to 5 minutes per discussion item.
3. Consideration of vacating a 16 foot east-west alley right-of-way adjacent to 709 and 713 First Avenue NW, Mount Vernon, Iowa. This alley is located on the NW side of Hwy 1 and not NE as indicated on the agenda. Nosbisch explained that the north-south alley that gives access to the two garages will stay open. The portion that is being vacated would be a section of east/west alley that services the parking lot for the yoga studio at 713 1<sup>st</sup> Avenue NW. The individual living at 709 1<sup>st</sup> Avenue NW does not have any interest in the alley and the City will have them sign a waiver indicating that they do not want their 8 feet. Alliant Energy needs to inform the City if they have utilities on it. If they do there would need to be an easement added. If they don't, it would be vacated and sold as is. There would be a quit claim deed done without an actual survey. Nosbisch will take the average square foot land value of the lots in the area and come up with an average price plus \$350 for attorney fees to prepare the quit claim deed. The property on the other side of the east-west alley has already been vacated. The property owners off of 2<sup>nd</sup> Avenue NW already own their portion of the alley. The additional 16 feet of this alley added to the existing property will also help with setbacks and square footage if any additions are wanted in the future. Nosbisch is recommending the approval of the vacation of this alley. Motion made by Willems and seconded by Burge to approve the request for vacating the 16 foot east-west alley right-of-way adjacent to 709 and 713 First Avenue NW, Mount Vernon, Iowa. Motion carries.
4. Old Business. Additional paper copies are available of the bypass plan. Nosbisch would like to have this finished up this spring and have a joint

meeting with City Council in March. The Associate Planner job position has just closed and we have a small pool of qualified candidates.

5. New Business.

Meeting adjourned at 6:45 p.m. on February 12, 2020.

Respectfully submitted,  
Marsha Dewell  
Deputy Clerk