

**Mount Vernon  
Board of Adjustment  
Minutes - March 21, 2023**

**Mount Vernon City Hall**

**Meeting was called to order and public hearing opened at 5:30 p.m. by Roch Player. Those in attendance: Board members Roch Player, Terry Elam, and Mark Andresen; City administrator Chris Nosbisch and City Planner Leigh Bradbury, and applicant Dale Beeks.**

**1. Approval of Agenda.**

Motion made by Elam, seconded by Andresen to approve agenda, carried with all in favor.

**2. Approval of minutes from October 27, 2022.**

Motion made by Elam, seconded by Andresen to approve minutes, carried with all in favor.

**3. Public Hearing, discussion and consideration of an Application for Conditional Use to allow installation of a ground-mounted solar system at 1560 First Street, SW in Mount Vernon, Iowa, by owners Dale and Lee Ann Beeks.**

Explanation from City Administrator Chris Nosbisch regarding zoning requirement for alternative energy uses to be reviewed by the Board of Adjustment. Roof-mounted solar panels do not require a Conditional Use Permit as they are considered to become part of the roof structure, whereas ground-mounted systems do require review as an accessory structure with setbacks and potential impacts to neighboring properties. Discussion regarding location of panels at this property. Beeks stated, per the submitted plan, panels will be located in the rear side yard, abutting ag land. Board member Player inquired whether the owner(s) of the adjacent ag land had been approached, Beeks indicated some attempt had been made but health issues had prevented further interaction. Staff member Bradbury has reviewed the required setbacks and indicates the site plan is compliant as submitted.

Motion to approve Conditional Use Permit made by Elam, seconded by Andresen, carried with all in favor.

**4. Meeting adjourned at 5:41 p.m., March 21, 2023.**

Respectfully submitted by Leigh Bradbury, City Planner