

MINUTES
Mt. Vernon Board of Adjustment
March 25, 2021

The Mount Vernon Board of Adjustment meeting was held via Zoom. The public was invited to participate via telephone by calling 1-312-626-6799 and prompted to enter the following information:

Meeting ID: 817 7844 3901 and Password: 486778.

If assistance was needed before the meeting began the public could contact Associate City Planner, Laura at 641-521-4110.

The following board members were remotely present: Terry Elam, Roch Player, and Lori Boren. Also in attendance: City Planner Laura Eckles. Absent: Jonathon Brinson. Commission member Lori Boren called the meeting to order at 4:39 p.m.

Approval of Agenda. Motion made by Player, seconded by Elam to approve agenda. Carried all. Brinson absent.

Approval of minutes from September 03,2020 and November 18, 2020. Motion made by Elam, seconded by Player to approve minutes. Carried all. Brinson absent.

Discussion and possible action on election of chairperson for Board of Adjustment. Boren made a motion to elect Player as chairperson, seconded by Elam. Carried all. Brinson absent.

Commission member, Boren, felt that roof solar arrays did not need conditional use permits anymore and asked Associate City Planner, Eckles, to bring this agenda item up to the Planning and Zoning Commission. Elam and Player agreed. Eckles agreed and stated she would bring this discussion up at the next P&Z meeting.

Public hearing, discussion, and possible action on request for a Conditional Use Permit for a solar array at 302 Wolfe Lane NE, Mount Vernon, IA 52314. Elam asked if there would be anything installed near the property lines, and Eckles replied no.

Board members went over the facts for the record and requirements for granting a conditional use permit.

Table 13-1 Criterion	Not Relevant	Relevant and proposed use complies	Relevant and proposed use can't comply	Relevant and proposed use can comply with conditions (see below)
Land Use Compatibility	X			
Height and Scale (3 criterion)	X			
Site Development (4 criterion)	X			
Operating Characteristics (4 criterion)	X			
Public Facilities (4 criterion)	X			

The Board Members have reviewed Table 13-1 Criteria for Conditional Use Permits and find that:

- the proposed conditional use of the property satisfies all relevant criteria in Table 13-1.
- the proposed conditional use of the property does not satisfy one or more of the relevant criteria in Table 13-1 and cannot be modified to comply with the criteria.
- the proposed conditional use of the property does not satisfy one or more of the relevant criteria in Table 13-1 but the Board Members find that the use can be permitted subject to the following special site development or operational requirements:

Conditions imposed to meet Table 13-1 Site Development or Operational Criterion:

N/A

Elam made a motion to approve a conditional use permit for a rooftop solar array located at 302 Wolfe Lane NE, Mount Vernon, IA 52314. Player seconded. Carried All. Brinson absent.

Public hearing, discussion, and possible action on request for a Conditional Use Permit for a solar array at 835 15th Avenue SW, Mount Vernon, IA 52314.

Board members went over the facts for the record and requirements for granting a conditional use permit.

Table 13-1 Criterion	Not Relevant	Relevant and proposed use complies	Relevant and proposed use can't comply	Relevant and proposed use can comply with conditions (see below)
Land Use Compatibility	✗			
Height and Scale (3 criterion)	✗			
Site Development (4 criterion)	✗			
Operating Characteristics (4 criterion)	✗			
Public Facilities (4 criterion)	✗			

The Board Members have reviewed Table 13-1 Criteria for Conditional Use Permits and find that:

- the proposed conditional use of the property satisfies all relevant criteria in Table 13-1.
- the proposed conditional use of the property does not satisfy one or more of the relevant criteria in Table 13-1 and cannot be modified to comply with the criteria.
- the proposed conditional use of the property does not satisfy one or more of the relevant criteria in Table 13-1 but the Board Members find that the use can be permitted subject to the following special site development or operational requirements:

Conditions imposed to meet Table 13-1 Site Development or Operational Criterion:

N/A

Player made a motion to approve a conditional use permit for a rooftop solar array located at 835 15th Avenue SW, Mount Vernon, IA 52314. Elam seconded. Carried All. Brinson absent.

Meeting adjourned at 4:59 p.m. on March 25, 2021.