

MINUTES  
MOUNT VERNON PLANNING AND ZONING COMMISSION  
APRIL 12, 2017

The Mount Vernon Planning and Zoning Commission met April 12, 2017 at Mount Vernon City Hall Council Chambers with the following members present: Trude Elliott, Truman Jordan, Matthew Nelson, Rich Hileman and Jenna Wischmeyer. Absent: Joan Burge. Also in attendance, Zoning Administrator, Matt Siders, residents Sondra and Paul Meyers and Chad Sands from ECICOG. Meeting was called to order by Chairperson Truman Jordan at 6:30 p.m.

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8. New Business.

Meeting adjourned at 7:40 p.m.

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MOUNT VERNON PLANNING AND ZONING COMMISSION  
APRIL 12, 2017

The Mount Vernon Planning and Zoning Commission met April 12, 2017 at Mount Vernon City Hall Council Chambers with the following members present: Trude Elliott, Truman Jordan, Matthew Nelson, Rich Hileman and Jenna Wischmeyer. Absent: Joan Burge. Also in attendance, Zoning Administrator, Matt Siders, residents Sondra and Paul Meyers and Chad Sands from ECICOG. Meeting was called to order by Chairperson Truman Jordan at 6:30 p.m.

1. Approval of Agenda and January 11, 2017 minutes. These documents stand approved unless otherwise indicated by Commission members.
2. Open Forum: each citizen limited to 5 minutes per discussion item.
3. Public Hearing and discussion and possible action on a request for a Conditional Use Permit for the change of use from Residential Use Single Family Detached to Commercial Use Bed and Breakfast at 514 1<sup>st</sup> Street SE. Jordan opened the public hearing open. Sandra Meyers, owner of 514 1<sup>st</sup> Street SE, explained that they would like to have a bed and breakfast in the home that they have been renovating back to its historic value at 514 1<sup>st</sup> Street SE. There is currently off-street parking available. If approved, the business will be called "The Gathering House" and will have minimal signage. Elliott was concerned about parking but there would be at least room for four vehicles off-street. John Schumacher lives across the street from this property and he stated that the work being done is quite an improvement from what it was before and would like the owners to be successful. Jordan closed the public hearing. Hileman made a motion to recommend that Board of Adjustment approve the application for a Conditional Use Permit for a bed and breakfast at this location. Wischmeyer seconded the motion. Carried all.
4. Discussion and possible action on the consideration of a Request for Qualifications for the City of Mount Vernon Corridor Plan. Matt Siders explained that City Administrator, Chris Nosbish, put this together. It is the corridor plan for the area between the current Hwy 30 and where the bypass will go, and possibly further south. Nelson asked if the final document would include any maps or drawings of the area that would draw developers and would include information such as parking available and how much space is available to build. It was explained that this is just the document to hire a firm and when it gets to the planning phases, it will come before Planning and Zoning for those types of things. Elliott made a motion to approve the Request

for Qualifications submitted to them for the design services for the City of Mount Vernon Corridor Plan. Seconded by Wischmeyer. Hileman wanted to make sure that the City Attorney reviewed the actual contract once a firm was selected. Nelson also volunteered to be part of the selection team that reviewed the qualifications when it came time. Carried all.

5. Discussion of proposed Zoning Ordinance changes. Chad Sands asked Planning and Zoning to finish going over the draft that was brought before them in January and finish up changes that are needed on the draft at the next meeting in May. Sands will meet with Matt Siders and Chris Nosbisch to go over the progress so far. Siders said one of the areas that he would like to look at is the code on garages and their sizes.
6. Zoning Administrator Report. A new home permit was approved for Stonebrook. There will be another Conditional Use Permit application on the May agenda.
7. Old Business. Discussion on possible updates to the Comprehensive Plan needs to take place. It is in the Plan that it is reviewed on a yearly basis. Jordan agreed to remind the Mayor and City Administrator of the need for an annual meeting. He hopes the City Administrator will be willing to assume the responsibility of scheduling this annual meeting.
8. New Business.

Meeting adjourned at 7:40 p.m.

Respectfully submitted,  
Marsha Dewell  
Deputy Clerk