

MINUTES  
MOUNT VERNON PLANNING AND ZONING COMMISSION  
APRIL 18, 2018

The Mount Vernon Planning and Zoning Commission met April 18, 2018 at Mount Vernon City Hall Council Chambers with the following members present: Jenna Wischmeyer, Jay Willems, Rich Hileman and Joan Burge. Absent: Truman Jordan, Trude Elliott and Matthew Nelson. Also in attendance, Zoning Administrator, Matt Siders and property owner Lance Dickson. Meeting was called to order by interim Chairperson Jenna Wischmeyer at 6:30 p.m.

1. Approval of Agenda. This document stands approved unless otherwise indicated by Commission members.
  
2. Public Hearing on a request for a Conditional Use Permit for a winery with tasting room at 103 1<sup>st</sup> Street NW, Mount Vernon, Iowa. Discussion and possible action. Zoning Administrator, Matt Siders, explained that the Broulik family had approached him about doing construction on the back of their property. They received a grant for the opportunity for a new business under their existing building. They have a current business, which is a winery, outside of the City limits but would like to bring the flavor of that to Mount Vernon to the bottom of their building at 103 1<sup>st</sup> Street NW. The concept will be that it will be a rental facility but will have business hours that will be published. Siders had to look at the use of this property and define it and put it within the context of whether it is permitted or a Conditional Use. The one use that Siders interpreted it as was a cocktail lounge. The reason is that the definition of a cocktail lounge on page 3-9 of the current zoning ordinance says, "A use engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, cocktail lounges, and similar uses other than a restaurant as that term is defined in this section". They will have a kitchen that will serve smaller foods so restaurant did not qualify as a use. On page 4-9 under uses, cocktail lounge is a Conditional Use Permit in Town Center. Owner, Brenda Broulik, explained that their business is a winery with a Class A and Class C liquor license. Bottles can be sold on and off premise as well as wine tasting. The kitchen is considered a light menu where processed foods can be served but not prepared. The space can be rented out for private parties in their off season, there will be seating for a bar and events and also a walk-out patio with a two tiered deck. The interior of the business will seat 55 inside and 65 with the outside area. There are also two handicap assessable restrooms. Burge asked how this

would affect the parking uptown. Siders said several businesses could be added and still wouldn't be able to solve the parking problem. Siders explained that because of the current requirements in the Zoning Ordinance, Planning and Zoning would need to make a recommendation to Board of Adjustment for a Conditional Use Permit if approved tonight. This has been changed in the new revision of the ordinance and Planning and Zoning will no longer be required to review Conditional Use Permits. Willems mentioned that he noticed that construction was already under way and asked if this was correct procedure. Siders said that a building permit had been issued and this construction has nothing to do with the use of the building. Even if a Conditional Use Permit was not approved, they are still going through with the renovation of the building. Hileman made a motion to recommend approval of the Conditional Use Permit to the Board of Adjustment. Seconded by Willems. Carried all.

3. Request from Lance Dickson to approach Planning and Zoning Commission about some possible changes to the White Pines PUD in the Wolfe Martin Addition. Discussion and possible action. Siders said that Lance Dickson had contacted him and asked to approach the Planning and Zoning. He purchased two lots and a partial of another lot within this PUD. In researching the PUD, there are very specific guidelines on the type of housing allowed and the types of structures. Dickson has plans to do a different style of housing. It will still be condominium, multi-family style, but not the exact floor plan that is in the PUD. Dickson provided samples to commission members. Siders feels that approval needs to come from Planning and Zoning in order to modify these plans that are in the current PUD. When this was originally platted, it was intended to have the same type of duplexes that are currently there. Dickson said he met with the homeowners association in January and they feel that a different style would be beneficial to the neighborhood and would help with the valuations of the other homes. He is proposing that he be allowed to have two-story type duplexes with two car garages and a minimum of 1500 square feet above ground. There would be eight new units, which are already platted for, just a change in the style of units. Willems said the horizontal regime was the document prepared by the developer and it would seem that the existing owners of a unit in the existing development thus far, would need to agree to any change. Dickson said those owners have agreed to it but he has not drafted a new regime document because he wanted to get approval from the City before doing that. Hileman said from a zoning perspective there isn't really a material departure from the type of housing that is there now and from a zoning perspective there isn't really an issue raised by it. All members were in agreement. No action taken.

Meeting adjourned at 6:56 p.m.

Respectfully submitted,  
Marsha Dewell  
Deputy Clerk