

Mount Vernon, IA
Board of Adjustment
Minutes
May 12, 2022

The meeting was called to order at 5:00 p.m. by Roch Player. Those in attendance: Board members Terry Elam, Mark Andresen, Roch Player, Johnathon Brinson, and Lori Boren. Also in attendance: City Planner, Laura Eckles; applicant contractor Terry Dvorak from Red Lion Renewables; and Nathan Countryman from The Sun Newspaper. The meeting was held in person at City Hall, 213 1st St NW.

1. Approval of Agenda. Motion made by Boren, seconded by Andresen to approve agenda. Carried all.
2. Approval of Minutes from November 10, 2021. Motion made by Boren, seconded by Brinson to approve. Carried all.
3. Public hearing, discussion, and possible action on the request for a conditional use permit for a ground-mounted solar array at 855 palisades Rd SW, Mount Vernon, IA 52314.

Eckles explained that the proposed structure has met all the zoning setback requirements. The zoning code requires a conditional use permit to be obtained through the board of adjustment for ground-mounted solar array structures, and city staff recommends approval of the proposed structure. Andresen asked the applicant if there would be any environmental impacts with the angle of the array, especially with winter conditions. Dvorak explained that there will be a gutter on the front to catch rain and ice. Boren asked Dvorak if there were to be incidents with the solar array in the future, who would be liable. Dvorak explained that he has liability insurance. Boren made a motion to approve the request for a conditional use permit for a ground-mounted solar array at 855 Palisades Rd SW, Mount Vernon, IA 52314. Seconded by Brinson. Carried all.

4. Public hearing, discussion, and possible action on the request for a conditional use permit for a ground-mounted solar array at 380 Old Lincoln HWY, Mount Vernon, IA 52314.

Eckles explained that the proposed structure has met all the zoning setback requirements. The zoning code requires a conditional use permit to be obtained through the board of adjustment for ground-mounted solar array structures, and city staff recommends approval of the proposed structure. Elam stated that the property owner to the east of the police station could be negatively impacted by the glare of the solar panel onto the property owner's deck. Dvorak explained that he was not sure that the sun would ever get high enough that the panels would create a glare and shine on the property to the east's deck. Player asked the applicant if there were any drainage issues and Dvorak explained that there were no drainage concerns for this project. Boren made a motion to approve the request for a conditional use permit for a ground-mounted solar array at 380 Old Lincoln Hwy, Mount Vernon, IA 52314. Seconded by Andresen. Voting yes: Andresen, Boren, Brinson, and Player. Voting no: Elam. Motion carries.

Meeting adjourned at 5:18 p.m. on May 12, 2022

Respectfully submitted,
Laura Eckles
City Planner