

Board of Adjustment
Minutes
May 8, 2019

Meeting was called to order at 5:03 p.m. by Heather Flynn, Zoning Administrator. Those in attendance: Board members Lori Boren, Wade Squiers, Johnathon Brinson, Terry Elam. Absent: Roch Player. Also in attendance: Martha Payseur, John Walz and Darin Vig.

1. Approval of Agenda.
2. Approval of minutes from April 25, 2018. Motion made by Boren, seconded by Squiers to approve minutes.
3. Public Hearing and discussion and possible action on request for a Conditional Use Permit for a Bed and Breakfast and small Urban Homestead at 812 Summit Avenue SW, Mount Vernon, Iowa. Marty Poseur has purchased the home at 812 Summit Avenue SW and would like to honor the historic significance of the home by turning it into a bed and breakfast and homestead. The business plan would include a traditional bed and breakfast with three bedrooms for a total maximum occupancy of five plus the two homeowners. The second part of the business would include a small urban homestead to grow and consume produce for guests. As part of this, they are also asking for the ability to have urban chickens or ducks for eggs, and also bees to assist with pollinating the garden and to be harvested for honey. They have talked with the neighbors and have not received any negative feedback. The third portion of the business would be the ability to have small scale events, with no more than 30 people at any given point. Any events would be cut off by 10:00 p.m. and would have no amplified noise.

Boren had concerns about parking accommodations. Payseur said at present, the street could accommodate 15 cars and guests would need to utilize a City parking permit. Boren also brought up the issue with the ducks. Currently the City only mentions chickens in their code and not ducks so Heather Flynn, Zoning Administrator, will bring this up at the Planning and Zoning meeting. There is also nothing mentioned about bees but this will also be brought up to P&Z. These issues could be left open ended in the approval of the Conditional Use Permit and be contingent upon approval by the City.

Boren made a motion to approve the request for a Conditional Use Permit for a Bed and Breakfast and small urban homestead at 812 Summit Avenue SW, Mount Vernon, Iowa. Motion seconded by Squiers. Carried all. Player absent.

4. Public Hearing and discussion and possible action on request for a Variance for a new structure at 410 Hwy 30 SW, Mount Vernon, Iowa. Flynn explained that this is a rear yard, side yard and pavement variance. She and the City Administrator have met with Lynch about this and Lynch has talked with both neighbors that would potentially be affected by this and they have no problems with what is being proposed. John Walz with Lynch Properties explained that it is a 40x40 steel building that they are looking at putting in the SE rear corner of the property for the purpose of an alignment rack and heavy duty truck hoist. Unfortunately it is the only viable option to place it on the property for it to be part of the current service center. They would like to keep this service in-house and not have to send it to Cedar Rapids. The reason they are requesting the setback is for the flow of vehicles around the current building. Flynn explained that for General Commercial, the impervious maximum for pavement is 80%. Because the property is divided up into three separate lots instead of one large lot, they are in excess of the 80%, being closer to 90 or 95%. Boren is concerned with this issue and feels that this should be tabled until Planning and Zoning and the City have a chance to review and weigh in on it. Boren said she was not concerned with the setback issue because there is a creek to the south and that area would not be developed. Squiers said they currently do not meet the 80% requirement and wondered how much this change would impact it. Boren made a motion to table the request for the variance for a new structure at 410 Hwy 30 SW, Mount Vernon, Iowa, until discussed with Planning and Zoning. Another meeting will be scheduled. Carried all.

5. Discussion and possible action on election of chairperson and vice-chairperson for Board of Adjustment. Boren made a motion to elect Wade Squiers as the chairperson. All in favor. Boren also made a motion to elect Jonathan Brinson as vice-chairperson. All in favor.

Meeting adjourned at 5:44 p.m. on May 8, 2019.

Respectfully submitted,
Marsha Dewell
Deputy Clerk