

MINUTES
MOUNT VERNON PLANNING AND ZONING COMMISSION
May 8, 2019

The Mount Vernon Planning and Zoning Commission met May 8, 2019 at Mount Vernon City Hall Council Chambers with the following members present: Truman Jordan, Jay Willems, Joan Burge, Trude Elliott, Rich Hileman and Matt Nelson. Absent: Jenna Wischmeyer. Also in attendance, Zoning Administrator, Heather Flynn. Meeting was called to order by Jordan at 6:36 p.m.

1. Approval of Agenda and February 13, 2019 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 amendments to White Pines Planned Unit Development. Flynn explained the information provided to commission members. The proposed map showing the changes would include two patio homes on the left, four condominiums and then two patio homes on the right. The existing PUD that was approved in 2003 consists of two patio homes and six condominiums. Jordan opened the public hearing. Owner, Lance Dickson, explained that the proposed change would actually be more aesthetically pleasing and cut down on traffic. Jordan closed the public hearing. Flynn explained that if approved by Planning and Zoning, this would go on to City Council for approval. Hileman made a motion to approve the requested change to this Planned Unit Development for the substitution of two single-family dwellings on lots 20 and 21. Motion seconded by Willems. All in favor.
4. Zoning Administrator Report. There was a Board of Adjustment meeting held earlier tonight and they asked Flynn to bring something to P&Z for advice/guidance. They were looking at a case for a variance for a new structure in the SE corner of the property at 410 Hwy 30 SW. By building this structure it will put the impervious coverage area at approximately 93%, which exceeds the 80% maximum. They currently exceed the maximum coverage area by approximately 5%. Flynn explained that the impervious coverage requirements exist mainly for stormwater runoff but this would not be an issue in this case because there is a creek right behind the property. The adjoining property owners are in favor of the project. There was concern about water runoff into the creek. It was suggested that Flynn consult with the City Engineer and the property owner about options and concerns.

Flynn said there were numerous recreational vehicles in town parked in the front yard and asked for feedback from Planning and Zoning on whether they feel this is allowed. It is her interpretation that these vehicles cannot be parked in the front yard but the wording in the Zoning Ordinance is not clear. The consensus was that she was interpreting the Code correctly.

Someone has asked about having bees and/or ducks in the City limits but there is no language in the Code regarding these two things. This will be put on the next agenda for further discussion.

5. Old Business.

6. New Business.

Meeting adjourned at 7:25 p.m. on May 8, 2019.

Respectfully submitted,
Marsha Dewell
Deputy Clerk