

MINUTES  
MOUNT VERNON PLANNING AND ZONING COMMISSION  
JUNE 13, 2018

The Mount Vernon Planning and Zoning Commission met June 13, 2018 at Mount Vernon City Hall Council Chambers with the following members present: Joan Burge, Truman Jordan, Jay Willems, Rich Hileman and Matt Nelson. Absent: Jenna Wischmeyer. Also in attendance, Zoning Administrator, Matt Siders and Chad Sands with ECICOG. Meeting was called to order by Jordan at 6:29 p.m.

1. Approval of Agenda and May 9, 2018 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 on a request for rezoning from Limited Industrial to Urban Corridor, Lots 2 and 3 located at 616 1<sup>st</sup> Ave NW in Mount Vernon, Iowa. The individual that had requested this change is no longer interested in rezoning so there will be no public hearing.
4. Discussion and possible action on approval of final plat for Hickory Acres First Addition. Siders provided commission members with the final plat. Nothing has actually changed to what was presented in the preliminary plat, just a few items that needed to be incorporated into the subdivision, such as the covenants. The City Administrator, City Engineer and Zoning Administrator have all reviewed the plat and have no concerns on how the final plat is being presented to Planning and Zoning. Willems made a motion that the plat as submitted for Hickory Acres First Addition. Seconded by Burge. Carried all.
5. Discussion and possible action of proposed Zoning Ordinance changes. The revised draft was provided to commission members. Jordan mentioned that not all Conditional Uses had definitions listed but permitted uses did. Sands said this was carried over from the previous ordinance but they could be added if members would like. It was decided to leave it as it was. Another discussion item was the definition of bed and breakfast. It was decided to delete both the definition of “Bed and Breakfast House” and “Bed and Breakfast”, except for the first sentence of Bed and Breakfast. The first sentence will be all that defines Bed and Breakfast. Members then went over the zoning map and overlay districts for revisions that were needed.

One area of AG zoned land in the north half of the map was not labeled and will be rectified. On the overlay map, the downtown historic district overlay will be added. There will be a public hearing at the next meeting in July, with a recommendation going to City Council after that. Revisions to the subdivision ordinance will take place after the zoning ordinance is done.

6. Zoning Administrator Report. Nothing to report.
7. Old Business. Nelson will keep commission members updated on any information from the Bypass Committee.
8. New Business.

Meeting adjourned at 7:35 p.m.

Respectfully submitted,  
Marsha Dewell  
Deputy Clerk