

MINUTES
MOUNT VERNON PLANNING AND ZONING COMMISSION
JUNE 14, 2017

The Mount Vernon Planning and Zoning Commission met June 14, 2017 at Mount Vernon City Hall Council Chambers with the following members present: Trude Elliott, Truman Jordan, Matthew Nelson, Rich Hileman and Jenna Wischmeyer. Absent: Joan Burge. Also in attendance, Zoning Administrator, Matt Siders, City Administrator, Chris Nosbisch and Chad Sands from ECICOG. Meeting was called to order by Chairperson Truman Jordan at 6:34 p.m.

1. Approval of Agenda and May 10, 2017 minutes. These documents stand approved unless otherwise indicated by Commission members.
2. Open Forum: each citizen limited to 5 minutes per discussion item.
3. Discussion and possible recommendation to Council on vacation of the alley for 519 2nd Street NW. Siders explained that the City was approached by the property owner of 519 2nd Street NW and they would like to purchase the back part of their property, which is the alley. The neighbor behind them has already purchased part of the alley. Elliott asked how this would affect emergency services if they needed to get to the property from there. City Administrator, Chris Nosbisch, said to his knowledge they would never fight a fire from the alley location itself, the trucks would stay on a hard surface. Siders said the owner's intent is to tear down their garage and re-build it. Elliott moved that a recommendation be made to City Council that the alley at 519 2nd Street NW be vacated. Seconded by Wischmeyer. Carried all.
4. Discussion and possible action of proposed Zoning Ordinance changes. Chad Sands provided commission members with an updated draft of the proposed changes as well as a list of issues that were discussed by himself, Zoning Administrator, Matt Siders and City Administrator, Chris Nosbisch. This draft has all of the changes that have been discussed since the process began. Sands asked for any comments on the proposed draft. Elliott mentioned on page 45, the creation of the Central Business District, where it says residential uses under permitted uses, it should specify that it is not ground level or only allowed on second level. Sands said that on page 20, Uptown Residential is defined as "The use of upper levels above street level of a building within the Central Business District of the City of Mount Vernon for single or multiple-family residential uses". Jordan asked about the definition of "Uptown District" on page 45 and where this is defined.

Sands said this would be the main two blocks of businesses on main street and would be shown on the zoning map but not actually defined in the code. Sands suggested changing the wording in the “intent” paragraph on this page and eliminate the “two blocks of buildings along 1st Street” to make it clear that all businesses in Town Center are included.

On page 20 Jordan asked about “Two Family Residential” being deleted. Sands said this was deleted to keep two principal buildings from being on the same lot. Also on the same page under item #8 (Manufactured Home Residential) the section number referenced will be changing. Also discussed was the definition of “Retirement Residence” and why a Bed and Breakfast was not listed under Civic Use Types. Sands said the City thought this was more commercial based. Wischmeyer said that these things are in the definition section and whether they are actually allowed in a certain district would be specified in the uses in each district. Jordan asked about the restriction of more than 8 but no more than 30 unrelated persons under “Group Care Facility” and whether these numbers need to be changed or excluded. Nobsch said if these numbers were excluded, you would still be restricted by square footage. The consensus was to eliminate these restrictions in this section. The definition of Urban Farming was discussed and where it should be allowed. Sands suggested taking the Urban Farming use out of all of the residential districts and within a residential district it would need to fall under the home business requirements. Siders said the home based business requirements would need to be updated if this was done as it states that the business would be carried out entirely in the principal structure. Jordan suggested adding a “Community Garden” definition and add that to the allowed uses in Traditional Residential. Sands then suggested removing Urban Farming from residential districts and creating a second definition that would be “not for sale” gardens and would be allowed in residential districts. This would include community gardens and “coops”. The consensus of the commission was that this would be overkill and community gardens or coops in residential areas did not need to be regulated. Sands suggested just taking Urban Farming out of residential areas altogether.

Permitted uses with a Conditional Use Permit in the Central Business District were discussed. Nelson asked about how to reference a separate Design Standards code in the Zoning Code. Sands said that because it would be a totally different document, it would not need to be referenced. Sands suggested taking the Design Standards out of the Zoning Ordinance and once the corridor plan is done, Planning and Zoning could create a new design standards ordinance. Because design standards are not a zoning issue it should be taken out of the zoning ordinance. Nelson also felt that

there should be reference to signs in the Design Standards ordinance as well as the Zoning Ordinance.

Sands will make the necessary changes mentioned tonight and discussion will continue at the next meeting on July 12th.

5. Zoning Administrator Report. A variance request for a garage on Lisbon Road was denied. Council has not taken any action or made any changes to the fireworks issue but certain types of sales would be addressed in the current Zoning Ordinance.
6. Old Business.
7. New Business.

Meeting adjourned at 8:07 p.m.

Respectfully submitted,
Marsha Dewell
Deputy Clerk