

Mt. Vernon Planning and Zoning Commission

Minutes

June 08, 2022

The Planning and Zoning Commission returned to in-person meetings held at City Hall, 213 1st St. NW. For those individuals that were unable to attend or did not feel comfortable with in-person meetings, the city provided a Zoom Option. For those planning to attend via Zoom the following information was needed: Telephone#:312-626-6799, Meeting ID: 87008109496, Password: 927276. If assistance was needed before the meeting began the public could contact City Planner, Laura Eckles at 641-521-4110. The following Commission members were present: Jenna Wischmeyer, Truman Jordan, Joan Burge, and Jacob Buster. Also in attendance: City Planner, Laura Eckles. Jay Willems and Matt Nelson were remotely present. Absent: Trude Elliot. Chairperson, Truman Jordan, called the meeting to order at 6:32 p.m.

Approval of Agenda and March 09, 2022, minutes. These documents stand approved unless otherwise indicated by commission members.

Public hearing, discussion, and consideration of approving the final plat for Amundson Addition (724 5th Ave NW) to the City of Mount Vernon, Iowa.

Jordan opened the public hearing at 6:33 PM and closed the public hearing at 6:34 PM with no public comment.

Eckles explained that the applicant is looking to split the combined lot that was originally platted as two separate lots. In order to do this, the applicant had to seek a variance from the Mt Vernon Board of Adjustment for a reduced minimum lot width. The code of ordinances requires the minimum lot width to be 60 feet in a traditional residential district. The applicant's variance request was approved for the minimum lot widths to be reduced to 55 feet and 59 feet for these two lots. It is noted that the lot is located in the historic district and the applicant has been in contact with the historic preservation commission. Both lots created through this minor subdivision will meet the code requirements for a buildable lot including the minimum square footage and depth requirement. City staff recommends approval of this final plat. Burge asked whether the variance impacted the setbacks on Lot 2 of the proposed minor subdivision. Eckles stated that a future building would have to follow the current zoning code and that a variance would not change the setback requirements.

Willems made a motion to approve the Final Plat for Amundson Addition to the City of Mount Vernon, Iowa, with the condition that the applicant addresses all items listed in the City Staff Report. Motion seconded by Wischmeyer. Voting yes: Jordan, Willems, Wischmeyer, Burge, Buster, and Nelson. Motion passes.

Public hearing, discussion, and consideration of approving the preliminary plat for LRD Third Addition to the City of Mount Vernon, Iowa.

Jordan opened the public hearing at 6:40 PM. Members of the public attended and were hoping to learn general information about this plat and what was being built there. Eckles explained that there have been no site plans submitted for this property yet. Eckles went on to explain that this is the first piece of the process to parcel off the lot from the rest of the land; and in the future,

any development that will occur on LRD 3rd Addition will have to present a site plan to the planning and zoning commission. Jordan closed the public hearing at 6:45 PM.

Willems made a motion to approve the preliminary plat for LRD Third Addition to the City of Mount Vernon, Iowa, with the condition that the applicant addresses all items listed in the City Staff Report. Motion seconded by Wischmeyer. Voting yes: Jordan, Willems, Wischmeyer, Burge, Buster, and Nelson. Motion passes.

Discussion and possible action on approving the Scooters Coffee Site Plan at 210 Highway 30 West, Mount Vernon, IA 52314.

Eckles explained city staff had recently met with Scooter's representatives to discuss the design guidelines set in place by the US Highway 30 Master Plan. Due to some pieces of the site plan needing to be addressed, it was agreed that it would be best to discuss the complete site plan application at the next meeting after some work was done to their initial submission.

Willems made a motion to table the Scooters Coffee Site Plan at 210 Highway 30 West, Mount Vernon, IA 52314. Motion seconded by Wischmeyer. Voting yes: Jordan, Willems, Wischmeyer, Burge, Buster, and Nelson. Motion passes.

Public hearing, discussion, and consideration of approving the preliminary plat for Armstrong Acre- Part Two (2101 Palisades Rd SW) to the City of Mount Vernon, Iowa.

Jordan opened the public hearing at 6:49 PM. The current residents of Armstrong Acre the abutting neighbors to the west, Brittany & Kevin Carter, had a question about the distance between the two properties. Applicant Fran Guillaume answered that the distance of 60 feet would be kept agricultural. The city asked for the 60 feet to be left for right-of-way in case of future development to the north. Jordan closed the public hearing at 6:51 PM.

Burge asked the applicants if they were planning on developing the lot. The applicant stated that they were planning on transitioning one of the barns into a residence to live in.

Willems made a motion to approve the preliminary plat for Armstrong Acre- Part Two to the City of Mount Vernon, IA. Motion seconded by Burge. Voting yes: Jordan, Willems, Wischmeyer, Burge, Buster, and Nelson. Motion passes.

Public hearing, discussion, and consideration of approving the rezoning request for Armstrong Acre- Part Two (2101 Palisades Rd SW) from AG (Agricultural) to SR (Suburban Residential).

Jordan opened the public hearing at 6:55 PM. The Neighbor abutting this lot to the east, Deborah Kerr, was present and asked if this rezoning would change the zoning of her property. The commission and staff reassured the neighbor that the only rezoning that is being proposed here is for Lot 1 of the Armstrong Acre- Part Two. The current residents of Armstrong Acre, Brittany & Kevin Carter, have health-related concerns about water and they wanted to bring awareness about the water conditions in that area. There was discussion about the development of this area and whether there would be an opportunity for city water and sewer to be extended out to these

properties. Guillaume explained that he has been in contact with Linn County Public Health and that they will get final approval through Linn County for their well. Jordan closed the public hearing at 7:09 PM.

Willems made a motion to approve the rezoning request for Armstrong Acre- Part Two from AG (Agricultural) to SR (Suburban Residential). Motion seconded by Buster. Voting yes: Jordan, Willems, Wischmeyer, Burge, Buster, and Nelson. Motion passes.

Meeting adjourned at 7:27 p.m. on June 08, 2022.

Laura Eckles
City Planner