

MINUTES
MOUNT VERNON PLANNING AND ZONING COMMISSION
July 10, 2019

The Mount Vernon Planning and Zoning Commission met July 10, 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 6:33 p.m.

1. Approval of Agenda and May 8, 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 on rezoning of property P.O.S #2315 Parcel A Bryant Rd SW from agricultural to light industrial. Discussion and possible action. Zoning Administrator, Heather Flynn, explained that this is 8 acres off of Bryant Road currently zoned as agricultural. Everything around it that is undeveloped is also agricultural. There is also suburban and traditional residential around it to the south and to the east. The City is asking for this property to be switched to Light Industrial due to impervious coverage requirements and maximum building requirements. Right now the maximum building coverage is 15% and impervious coverage is 25%. With the intended use of the site with the different buildings and pavement these amounts will be exceeded. Changing it to light industrial would change the building coverage to 70% and 90% for impervious coverage. The site is intended to be used as governmental/public use which is a conditional use in agricultural, which would require Board of Adjustment approval. Jordan declared the public hearing open. Mount Vernon Public Works Director, Nick Nissen, explained that the proposed building is similar to the current public works buildings. Moving to this facility will allow the City to clean up by the ambulance building by moving brush chippings and compost piles to this site. The largest building being considered is 80'x 25', which is 3000 square feet larger than the current public works building. There are three detention basins that will catch storm water in the area. Jordan closed the public hearing. Jordan pointed out that to the west there is another parcel that is agricultural that could be zoned as industrial in the future. Hileman made a motion to approve the requested rezoning change from agricultural to light industrial. Burge seconded. Carried all.

4. Public Hearing on consideration of code amendment 910.2.G location of parking for personal and recreational vehicles to include parking within the front yard setback seasonally. Discussion and possible action. Flynn introduced the code amendment as language that required further clarification for zoning enforcement. Jordan asked whether the section was being moved or if there were any substantial changes. Flynn confirmed that section c had been combined with section a, with the addition of a date range in which city residents could legally park in the front setback on impervious surface. Jordan opened the public hearing regarding the code amendment. Elliott commented that this seemed like a good compromise to keep the spirit of the code but also allow temporary seasonal parking. Jordan closed the public hearing. Elliott made a motion to approve code amendment 910.G. Hileman seconded. Carried all.

5. Public Hearing and discussion and possible action on extension of Public Use Overlay District to 855 Palisades Rd SW – Lester Buresh Family Community Wellness Center. Flynn explained that the Lester Buresh Family Community Wellness Center is seeking a public overlay district designation. The wellness center is currently being built across the street from Mount Vernon High School, Middle School, and Elementary which carry the public overlay designation. Jordan opened the public hearing. Elliott said it made sense to extend the overlay district to the wellness center considering its location and use. Nelson agreed. Jordan closed the public hearing. Burge made a motion to approve the requested public overlay district designation. Nelson seconded. Carried all.

6. Zoning Administrator Report. None.

7. Old Business. None

8. New Business. None

Meeting adjourned at 6:55 p.m. on July 10, 2019.

Respectfully submitted,
Marsha Dewell
Deputy Clerk

