

MINUTES
MOUNT VERNON PLANNING AND ZONING COMMISSION
JULY 11, 2018

The Mount Vernon Planning and Zoning Commission met July 11, 2018 at Mount Vernon City Hall Council Chambers with the following members present: Joan Burge, Trude Elliott, Truman Jordan, Jay Willems and Rich Hileman. Absent: Jenna Wischmeyer and Matt Nelson. Also in attendance, Zoning Administrator, Matt Siders. Meeting was called to order by Jordan at 6:35 p.m.

1. Approval of Agenda and June 13, 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 and discussion and possible action on proposed Zoning Ordinance changes. Jordan opened the public hearing at 7:37 p.m. and invited any citizen present who wished to speak to come forward. Resident Gary Ulch, page 104, 702(f)(f) Setback Adjustments, questioned the last sentence of that paragraph where it states, "In addition, the maximum square feet of any detached garage shall not exceed 100% of the primary dwelling square feet". This could potentially be a very large garage if you followed these guidelines. Hileman suggested changing the wording to 100% of the ground floor square feet or the area enclosed by the foundation. Ulch also questioned what the definition of "face" is as there is nothing for this in the definitions section. Margaret Stevens questioned the square footage issue of the garage and referenced someone that would like to have a smaller house but still have a larger garage. Hileman clarified that this issue only applies to detached garages. Using a percentage of the building coverage was also discussed and the commission also discussed removing the reference to "building envelope". Jordan closed the public hearing at 7:17 p.m. The consensus was to use 100% of the ground floor square footage. Siders will consult with Chad Sands on these changes.

Siders brought up the issue of residents building a fence on an easement. The City has nothing in place to allow a residential fence to be built on an easement and feels that there should be something in the Ordinance addressing this. He will come up with wording to add to the ordinance that would allow this, subject to certain terms.

Willems made a motion to approve the proposed ordinance subject to the above changes, and send to City Council for review. Hileman seconded the motion. Carried all.

4. Zoning Administrator Report. Both new developments are moving along nicely and looking to have some homes in this fall if possible.
5. Old Business.
6. New Business. The City has hired an Associate Planner that will start in August and will slowly take on the Zoning Administrator duties. There will be a public hearing at the next meeting for Stoner Plaza preliminary and final plats and also for the zoning map.

Meeting adjourned at 7:43 p.m.

Respectfully submitted,
Marsha Dewell
Deputy Clerk