

Mt. Vernon Planning and Zoning Commission
Minutes- Mount Vernon Police Station
July 13, 2022

The Planning and Zoning Commission returned to in-person meetings. 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: 82717560879, Password: 404247. 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, Trude Elliot, and Jay Willems. Also in attendance: City Planner, Laura Eckles. Absent: Joan Burge, Matthew Nelson, and Jacob Buster. Chairperson, Truman Jordan, called the meeting to order at 6:32 p.m.

Approval of Agenda and June 08, 2022, minutes. These documents stand approved unless otherwise indicated by commission members.

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

Eckles explained that since planning and zoning's last meeting, Scooters Coffee has addressed all of the items of concern that staff had with the design guidelines and site plan. Eckles went on to explain that the proposed location for Scooters Coffee Site Plan is currently zoned general commercial with a mixed-use overlay. In order for Scooters to operate on this lot, they will have to obtain a conditional use permit from the Mount Vernon Board of Adjustment.

Willems made a motion to approve the Scooters Coffee Site Plan 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, and Elliot. Motion passes.

Discussion and possible action on approving the Stonebrook 9th Addition Final Plat to the City of Mount Vernon, IA.

Eckles explained that the Stonebrook 9th Addition final plat is in accordance with the preliminary plat. There have been no significant changes, but there is a slight curve to 8th Street West now rather than it being straight. Staff has received all of the required documents from the developers and would recommend approval of this plat.

Wischmeyer made a motion to approve the final plat for Stonebrook 9th Addition to the City of Mount Vernon, Iowa. Motion seconded by Willems. Voting yes: Jordan, Willems, Wischmeyer, and Elliot. Motion passes.

Discussion on Housing Commission Additional Dwelling Unit (ADU) Recommendation.

Eckles gave a brief background on Accessory Dwelling Unit's. The chair of the Mount Vernon, Iowa, Housing Commission, Chris Carlson, was present to explain the housing commission's

view on passing an ordinance that would allow for these ADU's. After further discussion, the planning and zoning commission felt that this recommendation needed to be presented to city council by the housing commission.

Meeting adjourned at 8:02 p.m. on July 13, 2022.

Laura Eckles

City Planner