

Mt. Vernon Planning and Zoning Commission
Minutes
July 14, 2021

The Planning and Zoning Commission meeting was held via the Zoom application. The public was invited to participate via telephone by calling 1-312-626-6799 and prompted to enter the following information: Meeting ID: 844 4413 2119 and Password: 723361. 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 remotely present: Truman Jordan, Jay Willems, Matt Nelson, Trude Elliott, Joan Burge, Jenna Wischmeyer and Rich Hileman. Also in attendance: City Planner Laura Eckles. Chairperson, Truman Jordan, called the meeting to order at 6:32 p.m.

Approval of Agenda and June 9, 2021 minutes. These documents stand approved unless otherwise indicated by commission members.

Discussion and possible action on amending Chapter 165, Zoning Regulations by adopting a new special overlay district to the Municipal Code of Mount Vernon. At the last meeting, commission members had concerns that the City Attorney had not approved it yet as well as Section 2 contradicting the permitting process already in place. Since the last meeting, the City Attorney has looked over the draft and approved it as is, with Section 2 being removed. Other language within the document has not changed. There was still concern from commission members about the fact that this was not done as an actual zoning ordinance change, but instead as a reference to the US Highway 30 Master Plan and it was not specific enough. Eckles said there are two ways to do this: one method would be extracting the relevant information from the Master Plan and inserting it into the ordinance, or you can set up an ordinance to reference the relevant information in the Highway 30 Master Plan. The consensus of commission members was that it should be written up as an ordinance and reviewed by Planning and Zoning as an ordinance. Nelson did not want to delay this any longer and felt that it should be approved tonight and cleaned up at future meetings if commission members felt the need for that. There was also concern that a public hearing was not held tonight even though there were not significant changes made to the document since the public hearing was held at the last meeting.

Hileman made a motion that the City, through its attorney, prepare a more detailed and specific amendment to the Zoning Ordinance to implement the appropriate relevant provisions of the US Highway 30 Master Plan and omit the irrelevant and immaterial provision of it. Motion seconded by Elliott. Voting yes to this motion: Hileman, Willems, Burge, Wischmeyer, Elliott and Jordan. Voting no: none. Nelson abstained.

Public hearing, discussion, and possible action on amending Chapter 165, Zoning Regulations by amending article 508 FP/FW- Floodplain/Floodway Management Overlay District of the Municipal Code of Mount Vernon. Jordan opened the public hearing at 7:21 p.m. After no public comment, the public hearing was closed at 7:22 p.m. Eckles explained that Linn County has passed new Flood Insurance Rate Maps that become effective July 20, 2021. Mayor Hampton received a letter in June stating that the City needs to update their ordinance to reflect the new dates for these maps. The changes in this ordinance will also comply with the State of Iowa as well as The National Flood Insurance Program (NFIP). These are standard changes that have been reviewed by an Iowa DNR NFIP specialist.

Hileman made a motion to recommend approval of the amendment of Section 508, Chapter 165 of the Mount Vernon City Ordinance, Floodplain/Floodway Management. Motion seconded by Elliott. All in favor. Motion passes.

Discussion and consideration of approving final plat for Spring Meadows 2nd Addition to the City of Mount Vernon. The City Engineer and City Administrator have looked over the plat and the documents that go along with it and have no comments. The engineer had a list of items that needed to be taken care of but those items are complete, other than street lighting. There is no difference from the preliminary plat that was presented and approved by Planning and Zoning. Hileman made a motion to approve the final plat for Spring Meadows 2nd Addition to the City of Mount Vernon. Motion seconded by Willems. Voting yes: Hileman, Willems, Burge, Wischmeyer, Elliott and Jordan. Voting no: Nelson. Motion passes.

New Business. The commission would like to resume in-person meetings.

Meeting adjourned at 8:21 p.m. on July 14, 2021.

Respectfully submitted,
Marsha Dewell
Deputy Clerk