

MINUTES  
MOUNT VERNON PLANNING AND ZONING COMMISSION  
AUGUST 8, 2018

The Mount Vernon Planning and Zoning Commission met August 8, 2018 at Mount Vernon City Hall Council Chambers with the following members present: Joan Burge, Jenna Wischmeyer, Matt Nelson, Truman Jordan, Jay Willems and Rich Hileman. Absent: Trude Elliott. Also in attendance, Zoning Administrator, Matt Siders and Chad Sands with ECICOG. Meeting was called to order by Jordan at 6:33 p.m.

1. Approval of Agenda and July 11, 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 Map and Overlay Map. Last month the commission held a public hearing on the proposed zoning ordinance changes and recommended that on to City Council. Tonight the commission will look at the maps associated with the ordinance. The Central Business District was added to the zoning map and Rural Residential was removed. No changes were made to the overlay map. Jordan opened the public hearing. Margaret Stevens asked for clarification on the buildings covered in the uptown overlay map and if some buildings on the outside perimeter would not be covered under the district. Chad Sands said that not all buildings in the uptown district are covered under the overlay district. Jordan closed the public hearing. Willems made a motion that the zoning overlay district map as presented be approved. Burge seconded the motion. Carried all. Willems made a motion that the zoning map as presented be approved. Wischmeyer seconded the motion. Carried all.
4. Public Hearing and discussion and possible action on preliminary and final plat for Stoner Plaza Ninth Edition. Owner Dan Stoner explained that there is a potential buyer for Lot 1 and Outlot A is being purchased to add additional parking to an existing business. Jordan opened the public hearing. Nelson mentioned that this plat essentially makes changes to the lots that were previously approved in 2006. Jordan closed the public hearing. Willems made a motion to approve the preliminary and final plat for Stoner Plaza Ninth Edition. Seconded by Hileman. Carried all.
5. Discussion and possible action on approval of final plat for Spring Meadow Heights Addition. Loren Hoffman with Hall and Hall Engineers was in

attendance to answer any questions. The final plat is the same as the preliminary plat that was approved. He indicated that 99.9% of the public improvements have been installed and there is a small bit of sidewalk that will be installed in the coming weeks. Wischmeyer asked if City Engineer review had taken place. Siders said this had been reviewed by the City Engineer, City Administrator and Public Works Director. The City will accept all public improvements at a later date. Willems made a motion to approve the final plat for Spring Meadow Heights. Seconded by Burge. Carried all.

6. Zoning Administrator Report. The City has received a price quote from ECICOG in regards to the Subdivision Ordinance. This quote will be reviewed by City Council with possible work on the ordinance to begin in September.
7. Old Business. There was discussion on the clarification of the maximum square footage of a detached garage. Hileman made a motion to make the following language change on page 104: "In addition, the maximum square footage of any detached garage shall not exceed 100% of the primary dwelling unit ground floor square feet, excluding attached garage square feet." Motion seconded by Willems. Carried all. Sands will make this change and e-mail to everyone. Nelson reported on the Hwy 30 Corridor project.
8. New Business.

Meeting adjourned at 7:22 p.m.

Respectfully submitted,  
Marsha Dewell  
Deputy Clerk