

MINUTES
Mt. Vernon Board of Adjustment
September 3, 2020

Due to the nature of the Novel Coronavirus, now known as Covid-19, and the restrictions placed on group gatherings by Governor Reynolds State of Public Health Disaster Emergency for Iowa, the Mount Vernon Board of Adjustment believes it would be both impossible and impractical to hold a meeting in one location. With that being said, the Mount Vernon Board of Adjustment 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: 893 4914 8695 and Password: 158289. If assistance was needed before the meeting began the public could contact City Administrator Chris Nosbisch at 319-359-8613. The following board members were remotely present: Terry Elam, Roch Player, Lori Boren and Johnathon Brinson. Also in attendance: City Administrator Chris Nosbisch, City Planner Laura Eckles, property owner Jason Lee and contractor Raki Giannakouros with Blue Sky Solar. Absent: Wade Squiers. Vice Chairperson Johnathon Brinson called the meeting to order at 5:05 p.m.

Approval of Agenda. Motion made by Boren, seconded by Elam to approve agenda. Carried all. Squiers absent.

Approval of minutes from June 3, 2019. Motion made by Boren, seconded by Elam to approve minutes. Carried all. Squiers absent.

Public hearing, discussion, and possible action on request for a Conditional Use Permit for a solar array at 210 Country Club Drive SE, Mount Vernon, IA 52314.

City Planner Laura Eckles explained that for a ground solar array, a Conditional Use Permit is needed. This is in the Suburban Residential zoning district and the applicant is requesting to place the solar array 15 feet from the rear lot line. City Staff recommends the issuance of the permit as well as approving the placement at 15 feet from the rear lot line, which is in a private drive easement. If work would needed to be done in that easement, the owner of the property would be responsible for moving the solar array. Raki with Blue Sky Solar explained that this is a driven post system and not concreted in so it is possible to move the array. The property owner is aware of the risks and is ok with that being a condition of approving the Conditional Use Permit. The setback for this district is 35 feet but they are asking for a 15 foot setback due to fact that the systems relies on being clear of any shade. If it were to be set back further on the property, there are quite a few trees that would affect it and it makes the yard more unusable. The proposed placement of the array also keeps it out of neighboring property's sight lines.

Player made a motion to approve the Conditional Use Permit with the stipulations as outline by the City that the property owner is responsible for the solar array outside of the private drive easement whenever it is required and that the property owner will bear the

cost of moving the array. Motion seconded by Boren. All in favor. Motion passes.
Squiers absent.

Meeting adjourned at 5:18 p.m. on September 3, 2020.

Respectfully submitted,
Marsha Dewell
Deputy Clerk