



Mount
Vernon
IOWA

**City of Mt. Vernon
Planning and Zoning Commission
October 25, 2023, 6:30 pm
City Hall (Conference Room)**

MEETING PACKET

Remote / Zoom Access:

For those individuals that are unable to attend or still do not feel comfortable with in-person meetings, the city is providing a Zoom option. For those planning to attend via Zoom, please contact Leigh Bradbury at (319) 895-8742 x114 for Meeting ID and password information.

10 25 23

**City of Mount Vernon
Planning and Zoning Commission
City Hall 213 First St NW
October 25, 2023, 6:30 pm**



AGENDA

1. Call to Order / Roll Call
2. Approval of Agenda
3. Approval of September 13, 2023, minutes.
4. Public Discussion - Items not on the Agenda. Each citizen is limited to 5 minutes per discussion item.

Development Items

5. Discussion and review of the subdivision and Final Plat of Bowers on Old Lincoln Highway NW Addition.
6. Discussion and review of the subdivision and Final Plat of Bowers on Springville Road NW, First Addition.
7. Adjournment.

Remote / Zoom Access:

For those individuals that are unable to attend or still do not feel comfortable with in-person meetings, the city is providing a Zoom option. For those planning to attend via Zoom, please contact Leigh Bradbury at (319) 895-8742 x114 for Meeting ID and password information.

PLANNING & ZONING COMMISSION
Meeting Minutes
September 13, 2023

The Mount Vernon Planning & Zoning Commission met September 13, 2023 at City Hall, 213 First St NW, Mount Vernon , IA; with the option of attendance via Zoom.

Call to Order: At 6:38 p.m., Commission Chair Truman Jordan called the meeting to order.

Role Call: Four members attended in person, including Joan Burge, Jacob Lindauer, Truman Jordan and Jay Willems. Matthew Nelson attended via Zoom and Trude Elliot via Facetime. Commission member Jake Buster was absent.

Agenda Approval: Motion to approve, Willems; seconded by Burge. All in favor.

Minutes Approval: Motion by Willems to approve the minutes from April 12, 2023 meeting with amendment to reflect absent board member, seconded by Burge. All in favor.

Public discussion - items not on the agenda: None

Agenda Item #6: Final Plat – Stonebrook 7th Addition, Phase II: Public improvements for this addition have been inspected and approved by the City Engineer, the developer is coming before P&Z to request Final Plat at this time. All requisite paperwork has been received by the City and staff recommends approval and Commission recommendation to City Council for approval.

Discussion on the purpose of Outlots A and B. These areas are required and part of the stormwater calculation for Stonebrook due to drainage through the development from surrounding areas to the north and west. These outlots will be dedicated to the City.

Motion by Willems to approve final plat and make recommendation for approval to City Council. Seconded by Burge, all in favor.

Other Business: Introduction and welcoming of new commission member, Jacob Lindauer, to the board. Jacob is the Director of the Lisbon Mount Vernon Ambulance Service and knows Mount Vernon well. Commission member Jenn Wischmeyer submitted her resignation in August, 2023. Staff and commission members expressed appreciation for her service.

Motion to adjourn by Willems, seconded by Burge, all in favor.

Staff present: City Planner Leigh Bradbury

Members of the public: Bryce Ricklef

PLANNING & ZONING COMMISSION
September 13, 2023

STAFF REPORT

Prepared by: Leigh Bradbury, City Planner

**AGENDA ITEM #5: Final Plat – Bowers on Old Lincoln
Highway NW Addition**

Requested Action: Recommend Approval of Subdivision and Final Plat to City Council
Applicant / Owner: William D. Bowers, as Trustee of the William D. Bowers Trust
Myrtle J. Bowers, as Trustee of the Myrtle J. Bowers Trust
Parcel #: 17091-27001-00000
Size: 21.53 (including ag) / 8.17 acres to be subdivided as residential
Zoning: Suburban Residential (SR)
Location: North of the Union Pacific Railroad
East of 1st Street West
West of the Old Lincoln Highway

Background Information:

This 21.53 acre parcel includes two residences, numerous ag buildings and agland. The attached final plat splits the parcel, separating 8.17 acres of Suburban Residential from the 13.36 acres of Agland. It further subdivides the residential portion into two lots.

Staff Recommendation:

Staff recommends approval of the Final Plat.

Next Step: Council approves the Resolution Approving the Final Plat.

Attachment: Final Plat – Bowers on Old Lincoln Highway NW Addition

FINAL PLAT BOWERS ON OLD LINCOLN HIGHWAY NW ADDITION TO THE CITY OF MOUNT VERNON, LINN COUNTY, IOWA

Recorder's Stamp:

APPROVED:

_____ Planning and Zoning Commission Chair
_____ Administrative Official
_____ Mayor

- ▲ FOUND SECTION CORNER
- FOUND 1/2" REBAR W/ YPC #17543 OR AS LABELED
- △ SET SECTION CORNER
- SET 1/2" REBAR W/ YPC #17543
- POB POINT OF BEGINNING
- ∅ RECORDED AS
- SCM 4"x 4" CONCRETE POST w/DISK
- UE UTILITY EASEMENT
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP

LEGAL DESCRIPTION

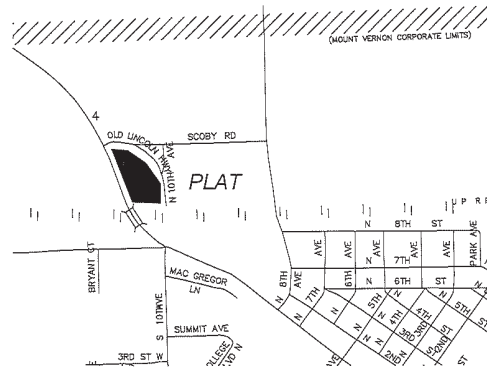
A part of the NW 1/4 NE 1/4 Section 9, Township 82 North, Range 5 West of the 5th P.M., City of Mount Vernon, Linn County, Iowa, described as follows:

Commencing as a point of reference at the N 1/4 corner of said Section 9;
 thence N88°55'04"E along the north line of said NW 1/4 NE 1/4, 677.79 feet;
 thence S01°04'56"E, 113.10 feet to the S-ly right of way line of Old Lincoln Highway NW and the Point of Beginning;
 thence N47°14'13"E along said S-ly right of way line, 154.94 feet;
 thence S83°22'34"E along said S-ly right of way line, 26.35 feet;
 thence SE-ly along said S-ly right of way line on an arc of 740.68 feet of a 549.00-foot radius curve to the right, having a chord length of 685.77 feet bearing S44°43'34"E;
 thence S06°04'34"E along said S-ly right of way line, 260.86 feet;
 thence S01°07'32"E, 103.64 feet to the north right of way line of the Union Pacific Railroad;
 thence N89°14'02"W along said north right of way line, 171.54 feet;
 thence N89°05'21"W along said north right of way line, 169.15 feet to the east right of way line of 1st Street W;
 thence NW-ly along said east right of way line on an arc of 215.04 feet of a 1086.00-foot radius curve to the right, having a chord length of 214.69 feet bearing N26°31'13"W;
 thence N20°50'51"W along said east right of way line, 401.18 feet;
 thence NW-ly along said east right of way line on an arc of 190.60 feet of a 3334.30-foot radius curve to the left having a chord length of 190.57 feet bearing N22°29'06"W to the Point of Beginning containing 8.17 acres.

- BORDER
- - - - CENTERLINE
- PROPERTY LINE
- - - - SECTION LINE
- - - - ADJACENT PROPERTY/ROW

OWNER: WILLIAM D. BOWERS, AS TRUSTEE OF THE WILLIAM D. BOWERS TRUST AGREEMENT DATED JULY 10, 2017 AND MYRTLE J. BOWERS, AS TRUSTEE OF THE MYRTLE J. BOWERS TRUST AGREEMENT DATED JULY 10, 2017
 203 OLD LINCOLN HWY NW
 MOUNT VERNON, IOWA 52314
 319-360-3450
 PROPERTY: 203 OLD LINCOLN HIGHWAY NW
 LOCATION: MOUNT VERNON, IA 52314

LOCATION MAP (NO SCALE)



NOTES: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF. THIS PLAT AND ADJACENT PROPERTIES ARE ZONED RURAL RESIDENTIAL, EXCEPT WHERE NOTED.

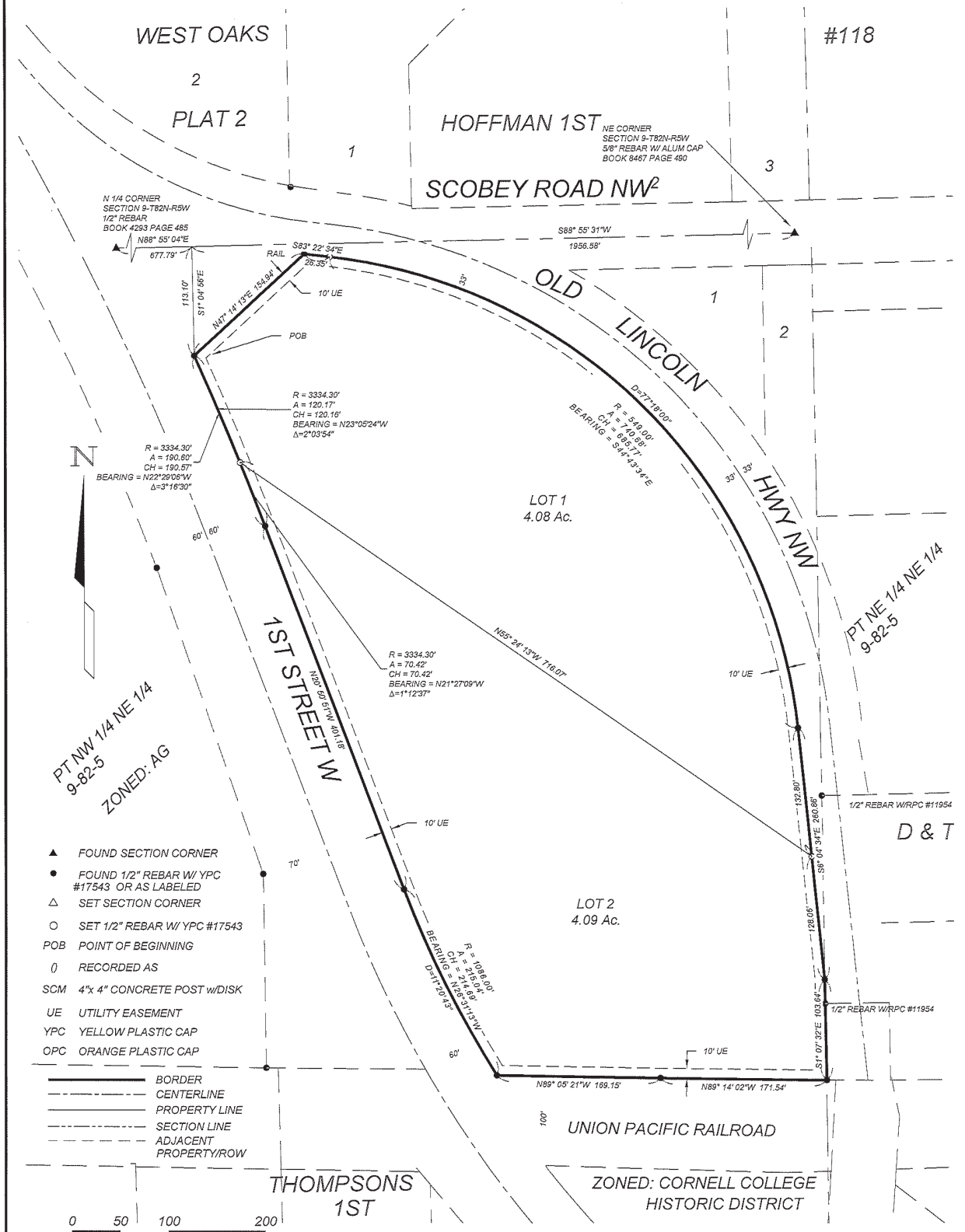
	I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. Signed _____ Date _____
Kevin F. Bradshaw, L.S. My License Renewal Date is December 31, 2024 License Number 17543 Pages of sheets covered by this seal: PAGES 1 & 2	

DATE OF SURVEY: 9/6/23

PAGE 1 OF 2

Project No: 603923-10	FINAL PLAT BOWERS ON OLD LINCOLN HIGHWAY NW ADDITION		Drawn: SMB 9/22/23 Checked: <i>[Signature]</i> 10/18/23	Book: DC Scale: 1"=100'
--------------------------	--	--	--	----------------------------

FINAL PLAT BOWERS ON OLD LINCOLN HIGHWAY NW ADDITION TO THE CITY OF MOUNT VERNON, LINN COUNTY, IOWA



- ▲ FOUND SECTION CORNER
- FOUND 1/2" REBAR W/ YPC #17543 OR AS LABELED
- △ SET SECTION CORNER
- SET 1/2" REBAR W/ YPC #17543
- POB POINT OF BEGINNING
- RECORDED AS
- SCM 4"x 4" CONCRETE POST w/DISK
- UE UTILITY EASEMENT
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP

- BORDER
- CENTERLINE
- PROPERTY LINE
- SECTION LINE
- ADJACENT PROPERTY/ROW

Project No: 603923-10	FINAL PLAT BOWERS ON OLD LINCOLN HIGHWAY NW ADDITION	Drawn: SMB 9/22/23 Checked: <i>SMB</i> 10/18/23	Book: DC Scale: 1"=100'
--------------------------	--	--	----------------------------------



PLANNING & ZONING COMMISSION
September 13, 2023

STAFF REPORT

Prepared by: Leigh Bradbury, City Planner

**AGENDA ITEM #6: **Final Plat – Bowers on Springville Road NW,
First Addition****

Requested Action: Recommend Approval of Subdivision and Final Plat to City Council
Applicant / Owner: William D. Bowers, as Trustee of the William D. Bowers Trust
Myrtle J. Bowers, as Trustee of the Myrtle J. Bowers Trust
Parcel #: 17102-26001-00000
Size: 24.24 acres / 3.06 acres to be subdivided
Zoning: Traditional Residential (TR)
Location: North of the Union Pacific Railroad
East of Springville Road

Background Information:

This 24.24 acre parcel is zoned Traditional Residential. The attached final plat splits the parcel, separating 2.31 acres surrounding the existing residence from 21.18 acres currently used for agricultural purposes.

Staff Recommendation:

Staff recommends approval of the Final Plat.

Next Step: Council approves the Resolution Approving the Final Plat.

Attachment: Final Plat – Bowers on Springville Road NW, First Addition

FINAL PLAT BOWERS ON SPRINGVILLE ROAD NW FIRST ADDITION TO THE CITY OF MOUNT VERNON TO LINN COUNTY, IOWA

Recorder's Stamp:

Index Legend
Location Description: Part of the NW 1/4 NW 1/4 of Section 10-82-5, Linn County, Iowa
Requestor: Myrtle Bowers
Proprietor: William D. Bowers, as Trustee of the William D. Bowers Trust Agreement dated July 10, 2017 and Myrtle J. Bowers, as Trustee of the Myrtle J. Bowers Trust Agreement dated July 10, 2017
Surveyor: Kevin F. Bradshaw, LS
Surveyor Company: Brain Engineering, Inc.
Return to: SM Brain, 1540 Midland Ct NE Cedar Rapids, IA 52402 or mikeb@brain-eng.com (319) 294-9424

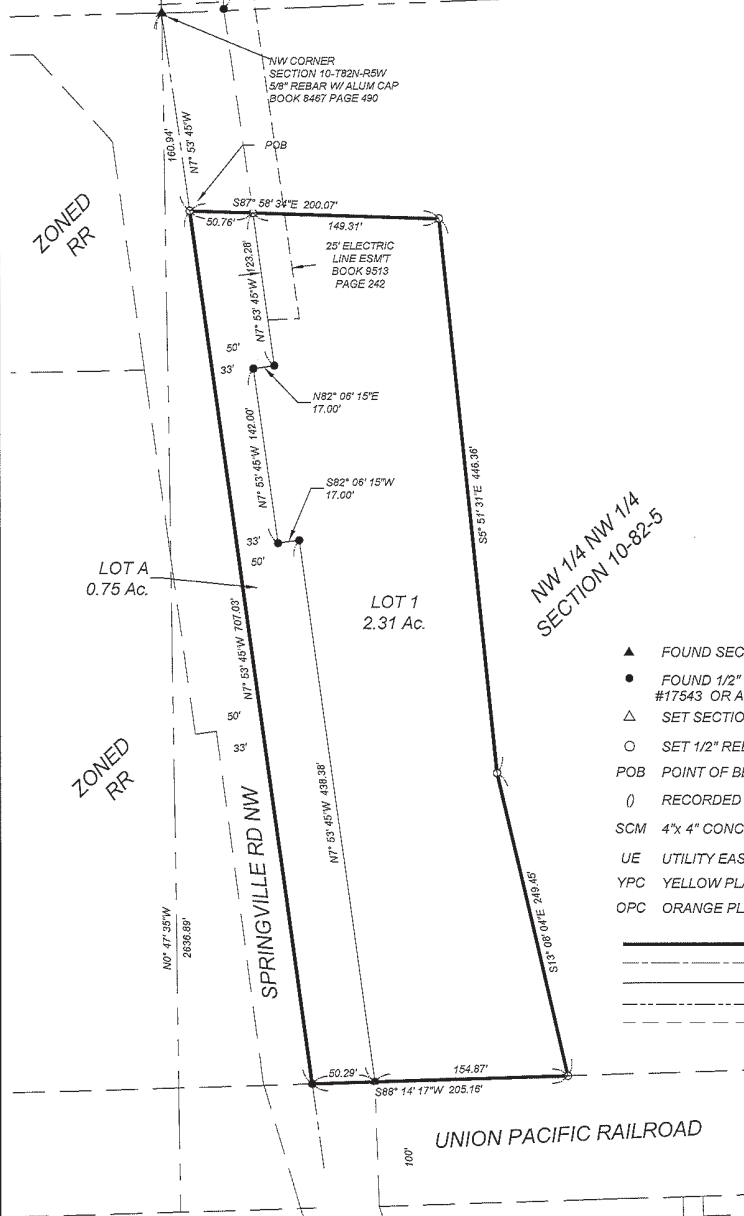
ZONED AG

APPROVED:

 Planning and Zoning Commission Chair

 Administrative Official

 Mayor



NW 1/4 NW 1/4 SECTION 10-82-5



LEGAL DESCRIPTION

A part of the NW 1/4 NW 1/4 Section 10, Township 82 North, Range 5 West of the 5th P.M., City of Mt Vernon, Linn County, Iowa, described as follows;

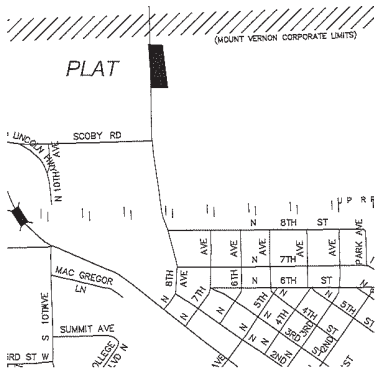
Commencing as a point of reference at the NW corner of said Section 10; thence S07°53'45"E along the centerline of Springville Road NW, 160.94 feet to the Point of Beginning; thence S87°58'34"E, 200.07 feet; thence S05°51'31"E, 446.36 feet; thence S13°08'04"E, 249.45 feet; thence S88°14'17"W, 205.16 feet to said centerline; thence N07°53'45"W, 707.03 feet to the Point of Beginning, containing 3.06 acres which includes 0.75 acres of road right of way. (The west line of said NW 1/4 is assumed to bear N0°47'35"W for purposes of this description only.)

- ▲ FOUND SECTION CORNER
- FOUND 1/2" REBAR W/ YPC #17543 OR AS LABELED
- △ SET SECTION CORNER
- SET 1/2" REBAR W/ YPC #17543
- POB POINT OF BEGINNING
- ∅ RECORDED AS
- SCM 4"x 4" CONCRETE POST w/DISK
- UE UTILITY EASEMENT
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- BORDER
- - - CENTERLINE
- PROPERTY LINE
- - - SECTION LINE
- - - ADJACENT PROPERTY/ROW

NOTES: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF. LOT A TO BE DEDICATED TO THE PUBLIC AS ROAD RIGHT OF WAY. THIS PLAT AND ADJACENT PROPERTIES ARE ZONED TRADITIONAL RESIDENTIAL, EXCEPT WHERE NOTED.

OWNER: WILLIAM D. BOWERS, AS TRUSTEE OF THE WILLIAM D. BOWERS TRUST AGREEMENT DATED JULY 10, 2017 AND MYRTLE J. BOWERS, AS TRUSTEE OF THE MYRTLE J. BOWERS TRUST AGREEMENT DATED JULY 10, 2017
 203 OLD LINCOLN HWY NW
 MT. VERNON, IOWA 52314
 319-360-3450
PROPERTY: 821 SPRINGVILLE ROAD
LOCATION: MOUNT VERNON, IA 52314

LOCATION MAP (NO SCALE)



I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
 Signed _____ Date _____

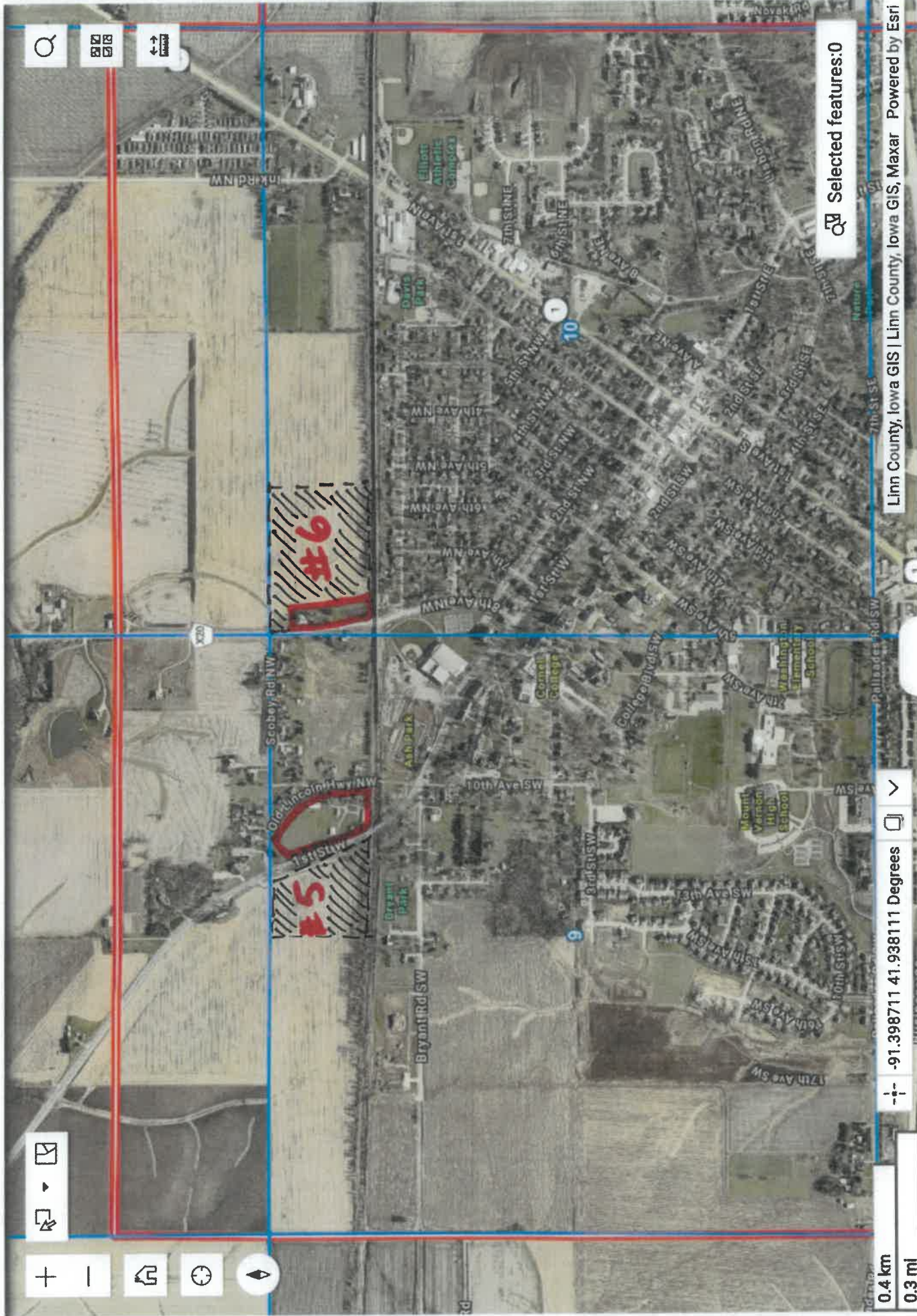
Kevin F. Bradshaw, L.S.
 My License Renewal Date is December 31, 2024
 License Number 17543
 Pages or sheets covered by this seal: THIS PLATE

DATE OF SURVEY: 9/6/23

Title: **FINAL PLAT**
 BOWERS ON SPRINGVILLE ROAD NW FIRST ADDITION

BRAIN
 CIVIL - LAND DEVELOPMENT - SURVEYING - TRANSPORTATION
 ENGINEERING, INC.

Drawn: SMB	Book: DC
9/8/23	Scale: 1"=100'
Checked: <i>[Signature]</i>	
10/10/23	



0.4 km
0.3 mi

-91.398711 41.938111 Degrees

Linn County, Iowa GIS | Linn County, Iowa GIS, Maxar Powered by Esri