**PLANNING & ZONING COMMISSION**

**Meeting Minutes**

**November 30, 2023**

**The Mount Vernon Planning & Zoning Commission met November 30, 2023 at the Lester Buresh Center, 855 Palisades Road SW, Mount Vernon, IA; with the option of attendance via Zoom.**

**Call to Order:** At 6:30 p.m., Commission Chair Truman Jordan called the meeting to order.

**Role Call**: Four members attended in person, including Joan Burge, Truman Jordan, Jacob Lindauer and Jay Willems, with Matt Nelson joining via Zoom at 7:18. Commission members Trude Elliot and Jake Buster were absent.

**Agenda addendum:** Agenda item #7 amended to include consideration and approval of Preliminary Plat of Stoner Plaza, 10th Addition; per staff member Bradbury.

**Minutes Approval:** Motion by Willems to approve the minutes from October 25, 2023, meeting; seconded by Lindauer. All in favor.

**Mayoral Address:** Mayor Tom Wieseler was in attendance to extend thanks to commission members for their service, and to answer any questions or concerns members may have. It was noted that one position remains open on the commission and applications are being solicited at this time.

**Public discussion - items not on the agenda:** None

**Agenda Item #7:**

**Public hearing, discussion and review of Final Plat for Stoner Plaza 10th Addition**

City Administrator Chris Nosbisch was available to answer questions and the public hearing was open and closed without comment. The developer for Lot 1 will be Community Housing Initiative (CHI) out of Des Moines, which specializes in Low to Moderate Income (LMI) housing and has developments in numerous Iowa cities. The public infrastructure for this plat will be funded by LMI funds, which were previously set aside as part of an LMI housing incentive program. The project will extend Glenn Street east and establish a north/south street on the eastern edge of the plat to provide access to Business Hwy 30. An outlot on the north side of Glenn Street has been set aside for possible future stormwater management. A portion of the outlot may be used for further development once that requirement has been determined and met.

Public Hearing was open and closed without comment.

**Motion by Willems approving the Preliminary and Final Plats for Stoner Plaza 10th Addition, and making recommendation for approval to City Council. Seconded by Lindauer, all in favor 4-0.**

**Agenda Item #8:**

**Rezoning Application for Stoner Plaza, 10th Addition & Amending the US Hwy 30 Master Plan Future Land Use Map**

This plat lies within the boundaries of Mount Vernon’s US Hwy 30 Master Plan and overlay district. The base zoning is General Commercial, with overlay of Mixed-Use Development and Low-Density Residential. Applicant requests rezoning of the base district to Mixed-Use in accordance with the overlay plan.

Public Hearing was opened and closed without comment.

**Motion by Willems approving rezoning of Stoner Plaza, 10th Addition to Mixed-Use Development and recommending approval to City Council; and amending the US Hwy 30 Master Plan Future Land Use Map accordingly. Seconded by Burge, all in favor 4-0.**

**Agenda Item #9:**

**Zoning Designation & Recommendation - Voluntary Annexations**

CTM Holdings LLC, Troy and Tracey Louwagie are seeking voluntary annexation of property north of Mount Vernon as described below:

1. the west fifty feet (50’) of parcel #17044-01001-00000
2. The following parcels, in their entirety:

#17041-76002-00000

#17041-51001-00000

#17041-01001-00000

#17041-26002-00000

Per Nosbisch, Iowa State code has no infrastructure requirement for City services when the annexation is voluntary. Zoning designation is made at the time of annexation and is recommended as Agricultural District for Louwagie’s parcel, and Business Park (BP) for CTM Holdings. Nosbisch recommended annexation, stating that the venture under consideration could potentially provide significant opportunities for both students and faculty at Cornell College and within the Mount Vernon Community School District.

**Motion by Willems for Zoning designation and recommendation to Council as Agricultural District (AG) for the west fifty feet (50’) of parcel #17044-01001-00000; and zoning designation and recommendation to Council as Business Park (BP) for the following parcels:**

#17041-76002-00000

#17041-51001-00000

#17041-01001-00000

#17041-26002-00000

**Seconded by Burge, all in favor 5-0 (commission member Nelson joining via Zoom).**

**Staff Updates:** Staff will be working with East Central Iowa Council of Governments (ECICOG) to establish code language governing Accessory Dwelling Units (ADU).

Staff is working through design standards with Community Housing Initiative (CHI). City Council will consider Urban Renewal Amendment #8 in connection with this project.

Commission member Trude Elliot has submitted her resignation, to be effective January 1, 2023. Trude stated in her resignation letter that it has been an honor to serve. She also expressed hope that individuals from unrepresented areas of town would volunteer for the Commission in the future.

**Adjournment:** Motion to adjourn at 7:35 by Willems.

**Staﬀ present:** Mayor Tom Wieseler, City Manager Chris Nosbisch and City Planner Leigh Bradbury

**Members of the Public:** None.