**Mount Vernon**

**Board of Adjustment**

**Minutes – May 25, 2023**

**Mount Vernon City Hall**

**Meeting was called to order at 5:30 p.m. by Terry Elam. Those in attendance: Board members Mark Andresen, Johnathon Brinson and Terry Elam; City Planner Leigh Bradbury, community members Ben Pospisil, Dave Steen and Paula Sears.**

1. **Approval of Agenda.**

Motion to approve the agenda by Andresen, seconded by Brinson, carried with all in favor.

1. **Approval of minutes from March 21, 2023**.

Motion to approve the minutes by Andresen, seconded by Brinson, carried with all in favor.

1. **Public Hearing, discussion and consideration of an Application for Conditional Use for installation of a ground-mounted solar system at 302 Hwy 1 South in Mount Vernon, Iowa, by Rabe Hardware and on behalf of Bridge Community Bank.**

Summary of staff report provided by City Planner Leigh Bradbury, explaining zoning requirements specific to this parcel as a double-frontage lot, zoned General Commercial (GC) within the US Hwy 30 Overlay District. Discussion of possible options to facilitate a ground installation at this address including relocation and pursuing an alternative solar configuration. Board members discussed conditional approval, subject to compliance with existing zoning regulations (setbacks).

Motion to approve a Conditional Use Permit for ground-mounted solar at 302 Hwy 1 South, provided it complies with setback requirements in the 2023 Code of Ordinances. Landscape screening elements shall be added, based on the US Hwy 30 Overlay design standards. Moved by Andresen, seconded by Brinson, carried with all in favor.

1. **Meeting adjourned at 5:57 p.m., May 25, 2023.**

Minutes by Leigh Bradbury, City Planner