

PLANNING & ZONING COMMISSION
Meeting Minutes
July 17, 2024

The Mount Vernon Planning & Zoning Commission met July 17, 2024 at City Hall, 213 First St NW, Mount Vernon , IA; with the option of attendance via Zoom.

Call to Order: At 6:35 p.m., Commission Chair Truman Jordan called the meeting to order.

Role Call: Four members attended in person, including Truman Jordan, Jay Williams, Jacob Lindauer, and Cathy George. Commission members Joan Burge, Jake Buster and Matt Nelson were absent.

Agenda Approval: Staff noted Agenda Item #6 should be titled Mount Vernon Bank & Trust Parking Reconstruction. Motion to approve with this change, Willems; seconded by George. All in favor.

Public discussion - items not on the agenda: None

Agenda Item #5: Zoning Code Update: Accessory Dwelling Units, Tiny Houses & Shipping Containers

ECICOG consultant Tom Gruis was present to present the survey results and a draft ordinance based on the majority response from citizens. Overall, public response indicated support for ADU's, with a size restriction below 800 square ft and closely divided opinion on whether they should be considered a Permitted or Conditional Use.

Shipping containers were not supported in the survey results.

Tiny Homes were discussed briefly, with Gruis noting that the concept has not actually taken hold and finding a developer interested in the concept can be challenging.

Gruis facilitated further discussion, answered questions from the commission and will prepare an updated draft for further consideration. The update will be reviewed at the August meeting, with an intention to vote on the final ordinance in September.

Agenda Item #6: Site Plan Review - Mount Vernon Bank & Trust Parking Reconstruction

Motion to recommend approval of Site Plan to City Council by Willems, seconded by Lindauer. All in favor.

Agenda Item #7: Final Plat – Spring Meadow Heights, 3rd Addition

One minor change was noted from the Preliminary Plat in which the trail shifted westward by one lot.

Motion to recommend approval of the Final Plat to City Council by Willems, seconded by George.

Other Business: Mary Horst was present at the meeting with anticipated appointment to the Commission at the next City Council meeting. She will be replacing Joan Burge on the commission. Burge has agreed to continue to help stand in until attendance at meetings stabilizes, due to recent difficulties in obtaining a quorum.

Meeting was adjourned at 8:31.

Staff present: City Planner Leigh Bradbury