

PLANNING & ZONING COMMISSION
Meeting Minutes
September 18, 2024

The Mount Vernon Planning & Zoning Commission met at 6:30 p.m. on September 18, 2024 at City Hall, 213 First St NW, Mount Vernon, IA; with the option of attendance via Zoom.

Call to Order: At 6:03 p.m., Commission Chair Truman Jordan called the meeting to order.

Roll Call: Four members attended in person, including Truman Jordan, Jay Willems, and Cathy George. Commission members Jake Buster and Jacob Lindauer were absent. Joan Burge agreed to continue her term until the ADU ordinance update is complete, due to the resignation of commission member Matt Nelson.

Agenda Approval: Commission member Willems noted corrections on Roll Call, motion to approve with this change, George; seconded by Willems. All in favor.

Approval of Minutes from August 28, 2024: Motion to approve, George; seconded by Willems. All in favor.

Public discussion - items not on the agenda: None

Agenda Item #5: Zoning Ordinance Amendment – Ch165 Zoning Regulations

Staff noted that City Administrator Chris Nosbisch recommends that Accessory Dwelling Units be a Conditional Use, not permitted by right to provide a more efficient means of addressing any concerns that may arise. Conditional Use Permits provide the Board of Adjustment with the ability to place additional restrictions on the ADU use, based on potential negative impact on adjacent properties. If those restrictions are not met, the permit may be revoked, providing a means of enforcement.

Commission member Willems moved to approve the zoning ordinance amendment defining Accessory dwelling units as present, with this amendment: Conditional Use in all districts. Motion seconded by George. Willems, Burge and George in favor, Jordan voting against.

Agenda Item #6: Ordinance Amendments

Chapter 165: Smoke Shop as a Permitted Use in Limited Industrial

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CH46 Minors: 46.03 Smoke Shops: Under 21 / proprietor responsibilities

Staff from the Wellness Coalition were present and spoke in favor of the ordinance in consideration of recent national statistics and research on use by minors of smoke shop-related substances.

Commission member Burge inquired as to enforcement of the under 21 provision. Business owners face fines and potential loss of license as defined by state code. Willems inquired as to whether notice would be given to existing business owners. Notice of public hearing is required by state code for both Planning and Zoning and City Council action on the ordinance.

Motion to approve both amendments by Willems was seconded by George, with all voting in favor.

Move to adjourn at 7:23 p.m. by Willems, seconded by George, all in favor.

Staff present: City Planner Leigh Bradbury