

PLANNING & ZONING COMMISSION
Meeting Minutes
November 13, 2024

The Mount Vernon Planning & Zoning Commission met at 6:30 p.m. on November 13, 2024 at City Hall, 213 First St NW, Mount Vernon, IA; with the option of attendance via Zoom.

Call to Order: At 6:00 p.m., Commission Chair Truman Jordan called the meeting to order.

Roll Call: Four members attended in person, including Truman Jordan, Jay Willems, Cathy George and Mary Horst. Commission members Jake Buster and Jacob Lindauer were absent.

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

Approval of Minutes – September 18, 2024: Motion to approve, Willems; seconded by George. All in favor.

Public discussion - items not on the agenda: None

Agenda Item #5: Site Plan Review – 520 1st Street SW

Applicant Doug Berner was present to answer questions. A Conditional Use Permit was approved for 520 1st Street SW to be utilized for Trade Services at the Board of Adjustment meeting on October 24, 2024. The permit is subject to landscaping requirements that protect the public's use of adjacent Cemetery grounds along First Street.

Commission members inquired as to whether the contractor "condos" proposed within the primary structure will be available for rent by other businesses. Mr. Berner indicated that was the intent, with the majority of the site to be utilized for indoor storage and office space related to his personal concrete business.

The applicant's engineering firm submitted an updated site plan on November 13, 2024, and the following items remain unresolved at this time:

- The sanitary sewer service line must be televised and a connection approved by the City Engineer prior to construction.

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- Signage and a photometric plan must be submitted to City staff for review and approval in compliance with City Code.

Commission member Willems moved to approve the revised November 13, 2024, site plan, subject to compliance with the afore-mentioned modifications and conditions noted by staff, as well as the requirements placed on the Conditional Use Permit issued by the Board of Adjustment. Seconded by George, all members voting in favor.

Staff noted that City Council designated updating the Comprehensive Plan from 2016 as one of their priorities for 2024-2025. City Administrator Chris Nosbisch would like to move forward with this starting in January, 2025.

Move to adjourn at 7:22p.m. by Willems, seconded by George, all in favor.

Staff present: City Planner Leigh Bradbury