

PLANNING & ZONING COMMISSION
Meeting Minutes
January 2, 2025

The Mount Vernon Planning & Zoning Commission met at 6:30 p.m. on January 2, 2025 at City Hall, 213 First St NW, Mount Vernon, IA; with the option of attendance via Zoom.

The meeting was called to order at 6:35 p.m. by Jay Willems.

Attendees: Attending in person were commission members Jay Willems, Jake Buster, Jacob Lindauer and Mary Horst, City staff member Leigh Bradbury, and guests Meredith Hoffman and Paul Desmond (via Zoom). Commission members Truman Jordan and Cathy George were absent.

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

Approval of Minutes – November 13, 2024: Motion to approve, Horst; seconded by Buster. All in favor.

Public discussion - items not on the agenda: None

Item #5: Rezoning Application - 1040 2nd Avenue NW to Limited Industrial

The public hearing was opened and closed without comment. Discussion included the established use of this parcel, a description of existing structures on the property, provision of street access and zoning of adjacent properties.

The established use of this parcel was storage of vehicles, equipment and supplies for provision of City Services by the Public Works Department. Structures include two pole buildings, one open-bay and one with overhead doors. The second pole building was built as an addition to an existing cinder-block structure with several vehicle bays, overhead doors and an office/storage area.

A perpetual access easement was established by Council resolution on November 4, 2024, and has been subsequently recorded with Linn County.

Zoning of adjacent properties includes Traditional Residential with a Public use Overlay, High Density Residential and Limited Industrial. Parkland west of the municipal pool (TR / Public Use) provides a buffer to a west-lying residential neighborhood. The Union Pacific

Railway borders this parcel on the north, with High-Density Residential on the other side. Adjacent properties to the northeast and east are zoned Limited Industrial.

Move to approve rezoning of 217 1st Street NW to Limited Industrial by Buster; seconded by Horst. All in favor.

Item #6: Site Plan Review of 217 1st St. NW - Old Fire Station / MV Brews LLC

Meredith Hoffman, representing MV Brews, attended the meeting in person. Paul Desmond, architect for the project, attended via Zoom. Discussion items included patron and employee parking, alley access and concern for adjacent residential uses.

Parking: Construction of the deck and canopy area on the east side of the building will eliminate several private parking spaces. Staff noted there are no on-site parking requirements for properties within the CBD district. Hoffman indicated patrons are primarily anticipated in late afternoon and evening hours, when surrounding businesses and City Hall will be closed. Pedestrian and bicycle traffic is also expected with the venue being dog-friendly and providing bicycle parking.

Alley Access: Delivery trucks will primarily utilize the rear alley entrance. Hoffman expressed interest in having this previously-closed alleyway re-opened, to allow thru-traffic. This would reduce cross-traffic with delivery trucks and pedestrians in the parking lot east of the building. The alley was terminated on the west end of the block a number of years ago for unknown reasons and is currently being used intermittently by adjacent property owners for storage of a boat and other personal items. City staff has provided verbal notification that the alley will need to remain clear. Lindauer and Buster noted that opening the alley would also be beneficial for emergency responders. Staff will research the reason for closure to see if this is a possibility. Hoffman will make a written request for consideration by city administrators.

Impact on Adjacent Properties: Other discussion involved dumpster enclosure and location on the back of the building. Screening is planned on the west side of the patio area to provide a buffer to the adjacent residential use, which lies within the CBD district and therefore does not benefit from any additional protection (buffering requirements are for properties in an adjacent and more intensive *district*, not use).

Motion to approve the Site Plan for 217 1st St NW by Lindauer; seconded by Horst. All in favor.

Move to adjourn at 6:52 p.m. by Buster.