

PLANNING & ZONING COMMISSION
Meeting Minutes
January 22, 2025

The Mount Vernon Planning & Zoning Commission met at 6:30 p.m. on January 22, 2025 at City Hall, 213 First St NW, Mount Vernon, IA; with the option of attendance via Zoom.

Call to Order: At 6:34 p.m., Commission Chair Truman Jordan called the meeting to order.

Roll Call: With the resignation of commission member Jake Buster, there are two vacancies on the board, so five members were present: Truman Jordan, Jay Willems, Jacob Lindauer, Cathy George and Mary Horst. City staff member Leigh Bradbury and guest Kacie Bonjour with Kwik Trip, Inc. also attending.

Agenda Approval: Staff noted one change to the agenda, moving approval of the January 2, 2025, minutes to the next meeting. Motion to approve with this amendment, George; seconded by Willems. All in favor.

Public discussion - items not on the agenda: Tom Wieseler, Mayor of Mount Vernon, was present to express appreciation to Commission members for their service, noting the importance of having their informed and discerning consideration of the matters before them, while also inquiring as to any questions they may have.

Item #5: Rezoning Plat of Survey #2857 to General Commercial (GC)

The public hearing on rezoning Plat of Survey (POS) #2857 was opened and closed without comment.

Discussion included adjacent Plat of Survey #2856, which lies to the east, and parcels immediately to the north of POS#2857. Staff confirmed the zoning of these parcels to be General Commercial (GC) within the US30 Master Plan Overlay (“the Plan”), which requires all parcels be rezoned in conjunction with the Future Land Use map prior to development or redevelopment. General Commercial has a permitted use of Highway-Oriented Commercial, which is restricted to a maximum of two of four corners at the intersection of Hwy 1 and US Hwy 3.

Motion to approve rezoning Plat of Survey #2857 to General Commercial (GC), Lindauer; seconded by Willems. All in favor.

Item #6: Plat of Survey #2898

Applicant seeks to combine Plats of Survey #2856 and #2857 into one parcel as represented by Plat of Survey #2898. Parcel B will be dedicated for Rachel Street SW right of way, connecting with Highway 1 and allowing for future expansion to the west.

Motion to approve Plat of Survey #2898, Willems; seconded by Lindauer. All in favor.

Item #7: Site Plan Review - KwikStar

Real Estate Manager Kacie Bonjour was present to answer questions on behalf of Kwik Trip, Inc. Miss Bounjour noted the site plan is a third generation store and a standard site plan that has been used in several locations. Kwik Trip Store Engineer Trent Kastenschmidt, City Engineer Dave Schechinger, Kacie Bonjour and Planning staff member Bradbury met via zoom early on January 22, 2025, to discuss comments and recommendations contained within the staff report. The following updates were provided:

- Site articulation has been revised to address the turning radius on the west access point.
- Additional signage will be placed curbside along the diesel canopy to discourage overnight and long-term parking.
- Lighting:
 1. Light levels will remain constant due to 24-hour store operations.
 2. Fuel canopy and front entry fixtures will be converted to full cutoff fixtures.
 3. Fuel canopy illumination levels must be 40 fc or less under the gas canopy and 60 fc or less under the diesel canopy.
 4. Forward-cast fixtures are approved between the canopy and store entrance for pedestrian / vehicle safety.
 5. Color temps will be reduced to 4000K.
- Kwik Trip requests deferred installation of sidewalks. Staff noted that while sidewalk exists directly across Hwy 1 along Rachel Street SE, there is a significant gap along Glenn Street. The City's sidewalk program is not expected to begin addressing sidewalk infill until calendar years 2026-2027. Bonjour noted that lack of development west of the site also results in a dead-end, eliminating any demand for thru-traffic.

Planning & Zoning Commission Mtg Minutes – January 22, 2025

Staff recommendation, per this discussion, is for sidewalk installation to occur once infill is completed along Glenn Street and pedestrian or bicycle traffic on Rachel exists, indicating a need for safe crossing at the intersection with Hwy 1.

- Outdoor merchandising is anticipated to include a gas canister cage, ice machine, stacked firewood and salt. Merchandising will remain subject to approval as provided by the US30 Master Plan.
- A brick column wrap will be added to the fuel island canopies at 9' in height.
- Engineers from both parties will continue to work with owners Dan and Ray Stoner to establish the location of storm water easements.

Willems moved to approve the site plan with the noted adjustments, subject to approval of storm and utility easements by the City Engineer. Motion seconded by George. All in favor.

Move to adjourn at 7:34 p.m. by Jake Lindauer.