

**City of Mount Vernon
Planning and Zoning Commission
City Hall 213 First St NW
July 16, 2025 6:30 PM**



AGENDA

1. Call to Order / Roll Call
2. Approval of Agenda
3. Approval of Minutes: June 11, 2025
4. Public Discussion: Items not on the agenda. Each citizen is limited to 5 minutes
5. Site Plan Review: Public Works Facility Site Plan Amendment - Fire Training Tower
6. Site Plan Review: Memorial Park / T-Mobile Generator Installation Request
7. Staff Updates
 - US30MP Amendment – Final Consideration by Council 07/21
 - Accessory Buildings / Detached Garage Amendment – Final 07/21
 - CHI – August 22 Ribbon Cuttings & Open House
 - Stonebrook Parkland

PLANNING & ZONING COMMISSION
Meeting Minutes
June 11, 2025

The Mount Vernon Planning & Zoning Commission met at 6:30 p.m. on June 11, 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: Four members present: Truman Jordan, Jay Willems, Mary Horst and Brian Squires. Lindauer and George not attending, staff member Bradbury attending.

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

Approval of Minutes: Move to approve the minutes for February 26 and March 12, 2025, by Willems, seconded by Horst. All in favor.

Public discussion - items not on the agenda: None.

Item #5 Proposed Ordinance Amendment: US Highway 30 Master Plan (US30MP) Overlay District

This amendment would extend the US Highway Master Plan Overlay District to include the following properties north of Business 30 to include four parcels lying directly west of 1st Avenue / Hwy 1 South.

<u>Parcel#</u>	<u>Owner</u>
17161-01027-00000	BRAJUL Investments Inc
17161-01028-00000	Casey's Marketing Co.
17161-01029-00000	Mount Vernon IA Property Holdings, LLC
17152-27007-00000	Mount Vernon IA Property Holdings, LLC
17152-27008-00000	1228 Enterprises LLC

Public hearing was opened by Jordan at 6:43. Brad Robison of BRAJUL Investments Inc. was present to share a preliminary site plan for parcel #17161-01-027-00000. The plan would require rezoning to Mixed-Use to allow for ground-floor commercial and upper level

residential. Staff member Bradbury reported no other responses on the proposed ordinance and the public hearing was closed at 6:58 p.m.

Motion by Willems to recommend approval of the proposed amendment, extending US Highway 30 Master Plan Overlay District boundaries as indicated. The motion was seconded by Horst, with all in favor.

Item #6 Proposed Ordinance Amendment: Ch165 Zoning Regulations, Article 7 Section 710 Accessory Buildings

This amendment clarifies the intent of prior amendments to this section by allowing for detached garages and ADU's in excess of 144 square feet. Public hearing was opened at 7:14 p.m. and closed at 7:25 p.m.

Motion to recommend approval to City Council, Willems; seconded by Horst. All in favor.

Other Discussion

MVCSD will be proceeding with construction of the locker rooms and coaches office previously approved on the site plan for the Mustang Athletic Complex (MAC).

Community Housing Initiatives will have their ribbon cutting and open house for Cottonwood Apartments on August 22, 2025.

A portion of the parkland set aside for Stonebrook will be regraded and seeded this summer to provide greater access and use to area residents.

The next meeting date is set for July 16, 2025 at 6:30 p.m.

Adjournment at 7:57 p.m.

PLANNING & ZONING COMMISSION

July 16, 2025

Staff Report

Prepared by: Leigh Bradbury, City Planner

AGENDA ITEM #5 Site Plan Review – 1655 Bryant Rd Fire Training Tower

Applicant / Owner:	City of Mount Vernon
Parcel:	#17092-01003-00000 / 1655 Bryant Road
Zoning District:	Limited Industrial / Public Overlay District
Land Use:	Government Facilities

Background Information:

The Fire Department has received Council approval for funding of a training facility / tower. The Department now seeks to construct the facility on the northwest corner of the Public Works site at 1655 Bryant Road.

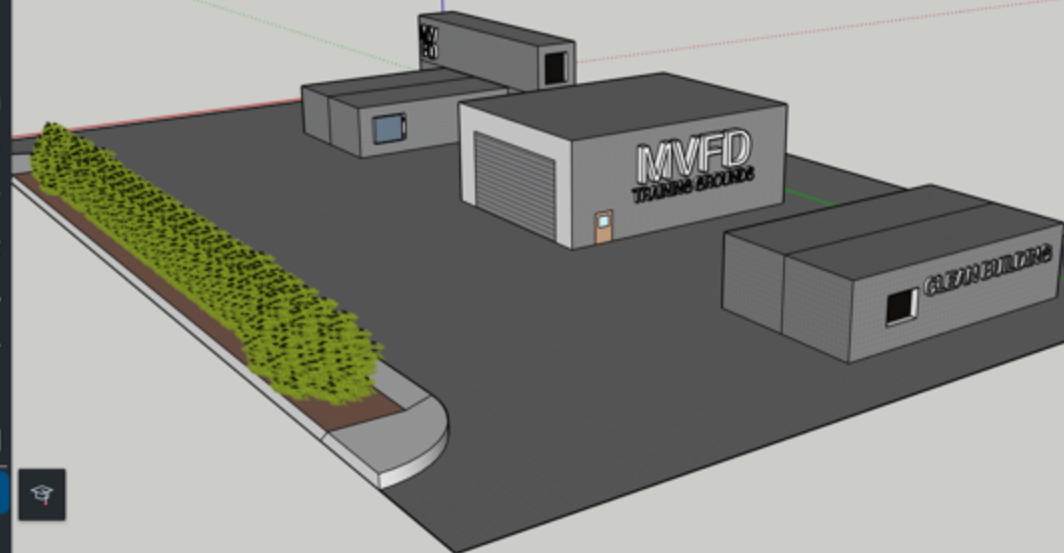
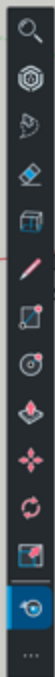
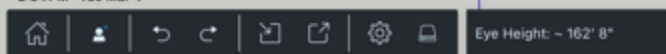
Government Facilities are a permitted use within Limited Industrial districts. This parcel is also designated for public use via a Public Use overlay.

Staff Recommendation:

This is an appropriate use that is in the public interest.

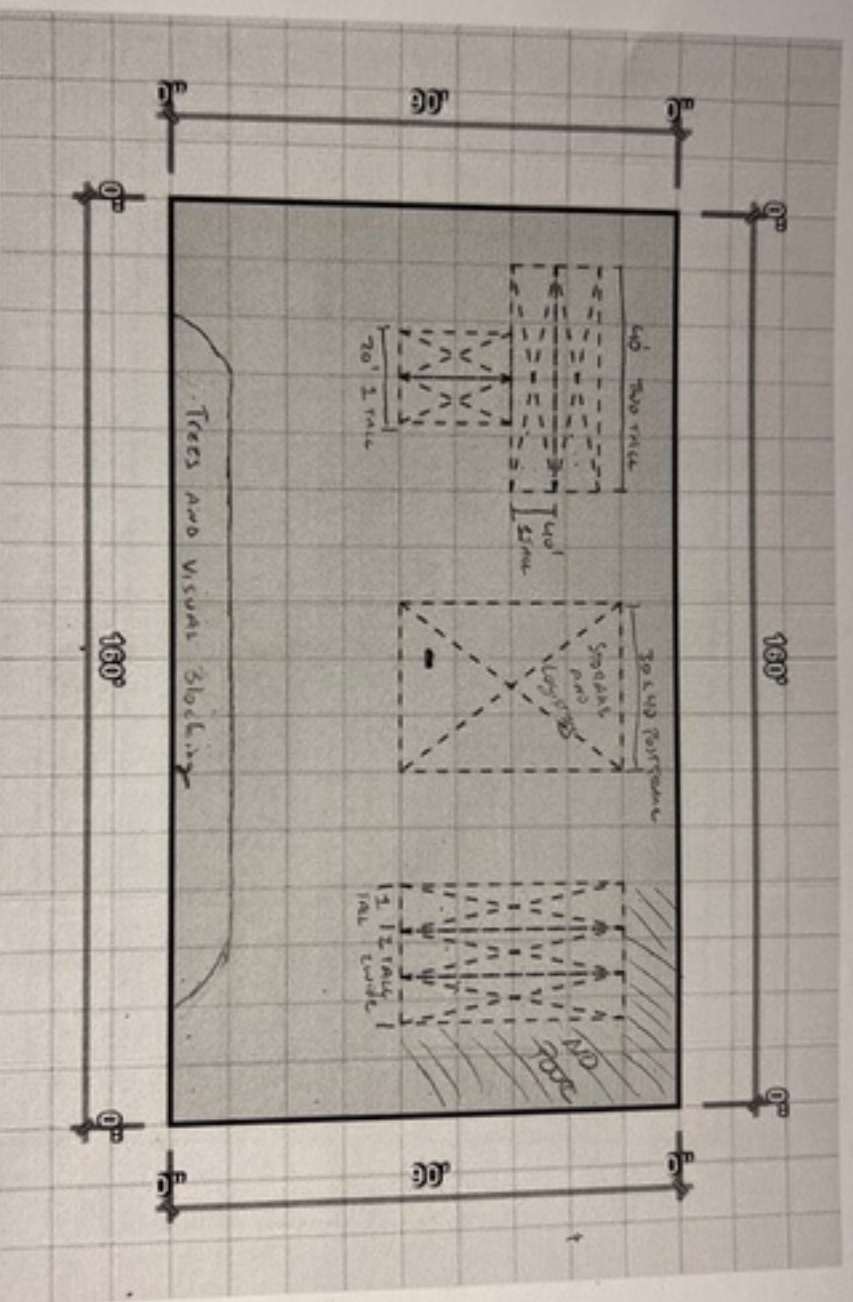
Action Required:

The Commission is to make a recommendation to the City Council on the site plan - for approval, disapproval or approval with modifications.









Concrete @ \$160/yard = 222 yards
or
\$35,520

(Landscape and sub base too)

2 x 20' Boxes ~\$17,000
8 x 4' Boxes ~\$48,000
Paver Frame Building ~\$16,700

Est Cost Before Labor/Sub Base/Ground = ~\$113,974

PLANNING & ZONING COMMISSION

July 16, 2025

Staff Report

Prepared by: Leigh Bradbury, City Planner

AGENDA ITEM #6 Site Plan Review – 421 1st St NW

Applicant: T-Mobile / Generator Installation
Owner: City of Mount Vernon
Parcel: #17103-26006-00000 / Memorial Park
Zoning District: Traditional Residential (TR) / Cornell College Historic District
Land Use: Alternative Energy Production

Background Information:

T-Mobile has a lease with the City of Mount Vernon for space on the water tower in Memorial Park. As part of a national network hardening effort, T-Mobile has requested to install a diesel-powered generator on site.

The City of Mount Vernon currently has a generator located in the park, east of the water tower and northwest of the Visitor's Center.

A Certificate of No Material Effect was issued for this installation by the Historic Preservation Commission on May 15, 2025.

A Conditional Use Permit must also be obtained from the Board of Adjustment for Alternative Energy Production in a Traditional Residential District in order for the project to proceed.

Staff Recommendation:

The site plan has been reviewed by V&K Engineering and is not allowed as presented due to an Iowa DNR policy which prevents diesel storage within 200 feet of a well. There is an existing diesel generator in this location, which was installed by the City prior to the IDNR's policy taking effect. It remains operational at this time.

It is the recommendation of the City's engineer that the site plan be amended to one of the following options:

1. Use of a non-diesel generator (note from the engineer indicates that natural gas is an acceptable alternative as the gas would escape upward in the case of a leak, versus percolating into the soil).
2. Amend the plan to include enclosed, secondary containment
3. Request an exception with the IDNR

This recommendation has been forwarded to T-Mobile for consideration and they would like to move forward with an amended plan for enclosed, secondary containment. That design is pending at the time of this report and will require approval by the City engineer and the IDNR.

Action Required:

The Commission is to make a recommendation to the City Council site plan. That recommendation shall be either for approval, disapproval or approval with modifications.

T-MOBILE SITE #
DM05340A

T-MOBILE PROJECT ID #
DM05340A-0002415833

T-MOBILE SITE NAME
IA-0064A MT. VERNON WT



NATIONAL HARDENING PROJECT

SITE ADDRESS
421 1ST ST
MOUNT VERNON, IA 52314

FACILITY OWNER ID
N/A

T-Mobile
1400 OPUS PLACE
DOWNERS GROVE, IL 60515
MAIN: (773) 444-5400

Concordia
361 RANDY RD, UNIT 101
CAROL STREAM, IL 60188
MAIN: (847) 708-7500

SCOPE OF WORK

THE SCOPE OF WORK CONSISTS OF:

1. INSTALLATION OF NEW 48KW GENERAC RD048 GENERATOR W/ 240 GALLON DIESEL TANK.
2. INSTALLATION OF NEW AUTOMATIC TRANSFER SWITCH.
3. INSTALLATION OF NEW 4'-0" X 9'-6" CONCRETE PAD.
4. INSTALLATION OF (1) NEW 10 LB ABC FIRE EXTINGUISHER INSIDE WEATHERPROOF CABINET.
5. INSTALLATION OF NEW CONDUITS FOR POWER & COMMUNICATION FOR PROPOSED GENERATOR & AUTOMATIC TRANSFER SWITCH.
6. INSTALLATION OF (1) NEW 20 AMP 1-POLE BREAKER FOR GENERATOR BLOCK HEATER & LABEL "GEN GFCI".
7. INSTALLATION OF NEW H-FRAME.

DRIVING DIRECTIONS

DRIVING DIRECTION FROM EASTERN IOWA AIRPORT LOCATED AT
2121 ARTHUR COLLINS PKWY SW, CEDAR RAPIDS, IA 52404:

1. HEAD SOUTH ON ARTHUR COLLINS PKWY SW TOWARD LIPPISCH PL SW 10 FT
2. MAKE A U-TURN AT LIPPISCH PL SW 0.2 MI
3. TURN RIGHT AT THE 1ST CROSS STREET ONTO WRIGHT BROTHERS BLVD W 1.8 MI
4. TURN LEFT ONTO THE U.S. 218 N/I-380 N/IOWA 27 N RAMP TO CEDAR RAPIDS N 0.3 MI
5. MERGE ONTO I-380 N/US-218 N 1.9 MI
6. TAKE EXIT 16A TO MERGE ONTO US-151 N/US-30 E TOWARD MT VERNON, CONTINUE TO FOLLOW US-30 E 12.6 MI
7. TAKE THE EXIT TOWARD IA-1 N 0.3 MI
8. TURN LEFT ONTO IA-1 N 0.5 MI
9. AT THE TRAFFIC CIRCLE, CONTINUE STRAIGHT ONTO 1ST AVE S 0.5 MI
10. TURN LEFT ONTO 1ST ST W 0.2 MI

DESTINATION WILL BE ON THE RIGHT
TOTAL TRAVEL ESTIMATE: 18.3 MI, 22 MINS

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
SP-1	SITE NOTES
SP-2	GENERAL NOTES & SPECIFICATIONS
A-1	SITE PLAN
A-1A	EQUIPMENT LAYOUT
A-2	GENERATOR ELEVATION
A-3	SIGNAGE
S-1	CONCRETE PAD DETAILS
E-1	UTILITY PLAN AND DETAILS
E-1A	UTILITY PLAN AND DETAILS
E-1B	ONE LINE DIAGRAM
E-2	ALARM SCHEDULE
EG-1	GROUNDING DETAILS
EG-2	GROUNDING DETAILS
SPEC-1	GENERATOR SPECIFICATIONS
SPEC-2	GENERATOR SPECIFICATIONS
SPEC-3	GENERATOR SPECIFICATIONS
SPEC-4	GENERATOR SPECIFICATIONS
SPEC-5	GENERATOR SPECIFICATIONS
SPEC-6	ATS SPECIFICATIONS
SPEC-7	ATS SPECIFICATIONS

AERIAL MAP



APPLICABLE CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

1. INTERNATIONAL BUILDING CODE 2021 IBC
2. NATIONAL ELECTRICAL CODE 2021 NEC
3. INTERNATIONAL FIRE CODE 2021 IFC
4. INTERNATIONAL MECHANICAL CODE 2021 IMC
5. INTERNATIONAL ENERGY CODE 2023 IEC
6. INTERNATIONAL STATIONARY FUEL CELL POWER CODE 2020
7. AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
8. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION
9. TIA 222-G, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

GENERAL NOTES

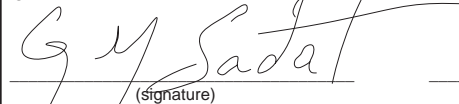
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS AT THE PROJECT SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

FOR SITES WHERE A CRANE IS NECESSARY, THE CONTRACTOR SHALL CONFIRM AN UNOBSTRUCTED ROUTE FOR THE CRANE FROM PUBLIC ROAD TO TOWER SITE PRIOR TO CONSTRUCTION. NO AERIAL OBSTRUCTIONS UNDER FIFTEEN FEET ABOVE GRADE, INCLUDING AERIAL UTILITY LINES, ARE ALLOWED ALONG SAID CRANE ROUTE.

GC SHALL CONTACT THE A&E FIRM PRIOR TO BIDWALK AND CONSTRUCTION START TO CONFIRM THAT DRAWINGS ARE THE MOST RECENT SET.

PROFESSIONAL LICENSURE

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.


(signature)

05/07/25
(date)

TYPED OR PRINTED NAME Ghazwan M Sadat

LICENSE NUMBER P25476

MY LICENSE RENEWAL DATE IS December 31, 2026.

PAGES OR SHEETS COVERED BY THIS SEAL: T-1, SP-1, SP-2, A-1, A-1A, A-2, A-3,

S-1, E-1,E-1A, E-1B, E-2, EG-1, EG-2.

UTILITY LOCATE SERVICE



Know what's below.
Call 811 before you dig.

PROJECT CONTACTS

APPLICANT: T- MOBILE
1400 OPUS PLACE
DOWNERS GROVE, IL 60515
MAIN: (773) 444-5400

ENGINEERING CONTACT: CONCORDIA WIRELESS
GM SADAT, PE
PHONE: (847) 708-7500
FAX: (847) 589-0643

FACILITY OWNER: CITY OF MOUNT VERNON

SITE ACQUISITION CONTACT: CONCORDIA WIRELESS
ANN KOOYMAN
PHONE: (224) 230-7191

LANDLORD EMERGENCY NOC #: (319) 895-8742



SITE INFORMATION

LATITUDE: N 41° 55' 27.84" / 41.9244 (NAD 83)

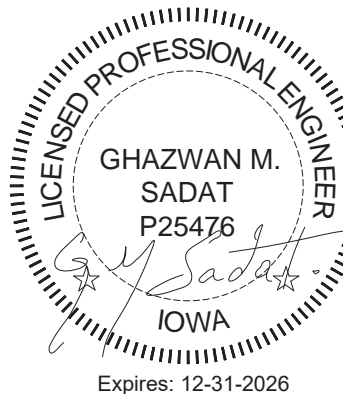
LONGITUDE: W 91° 25' 12.94" / -91.4204 (NAD 83)

SITE TYPE: WATER TOWER

JURISDICTION: CITY OF MOUNT VERNON

COUNTY: LINN

PIN: 17103-26006-00000



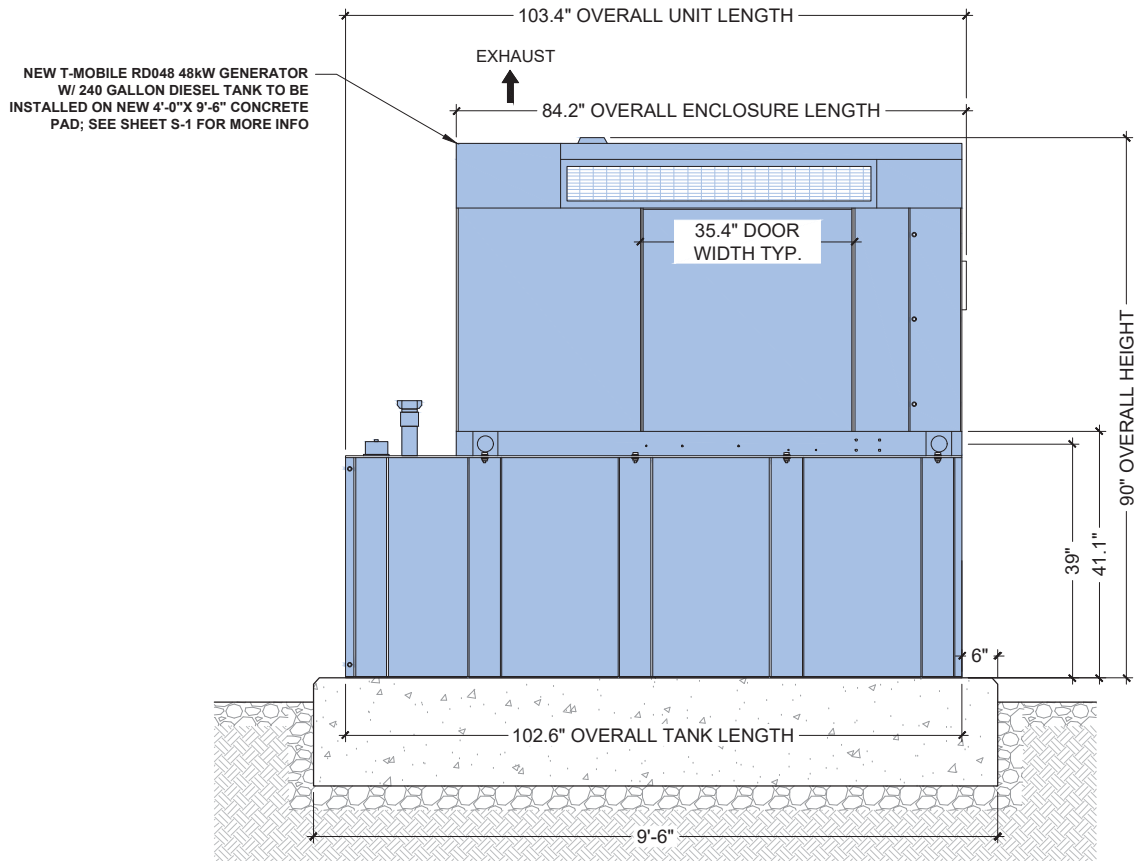
SITE #: DM05340A
IA-0064A - MT. VERNON WT
421 1ST ST
MOUNT VERNON, IA 52314

SHEET TITLE:

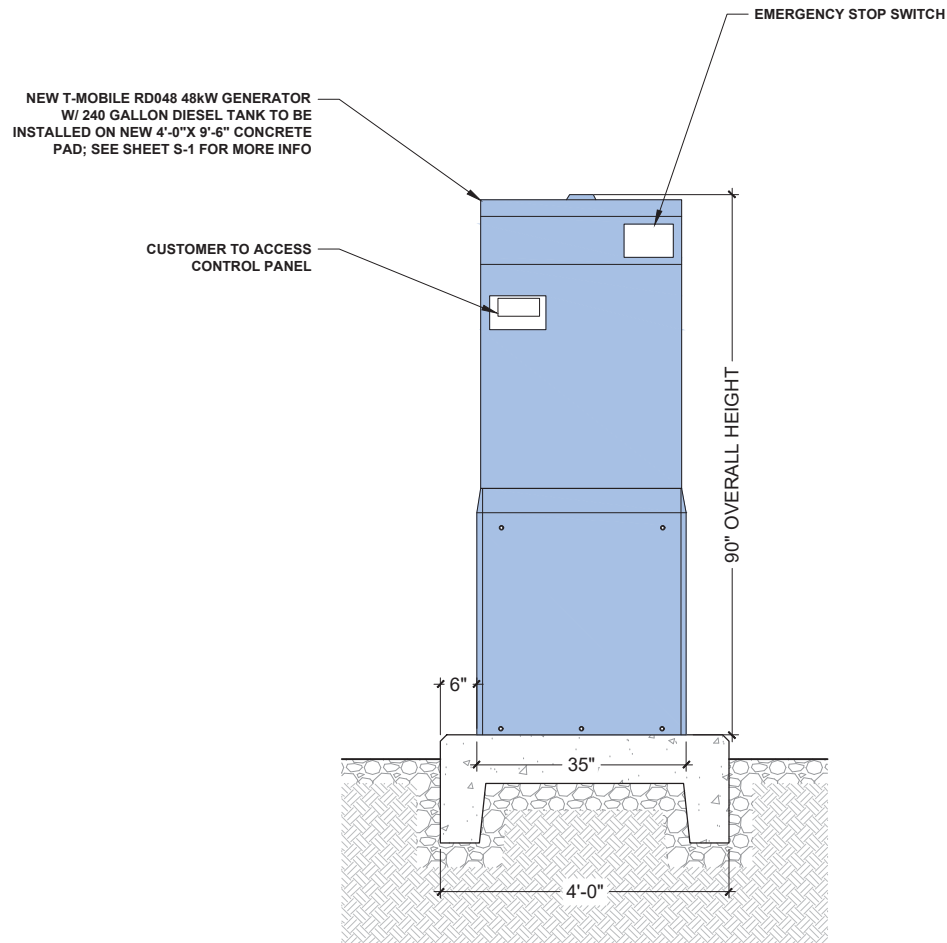
TITLE SHEET

SHEET NUMBER:

T-1



1 GENERATOR ELEVATION (SIDE VIEW)
SCALE: 3/4"=1'-0" (3/4"=1'-0" IF 11X17 SHEET SIZE)



2 GENERATOR ELEVATION (REAR VIEW)
SCALE: 3/4"=1'-0" (3/4"=1'-0" IF 11X17 SHEET SIZE)



1400 OPUS PLACE
DOWNERS GROVE, IL 60515
MAIN: (773) 444-5400



361 RANDY RD, UNIT 101
CAROL STREAM, IL 60188
MAIN: (847) 708-7500

CHECKED BY: RH

CHECKED BY: GMS



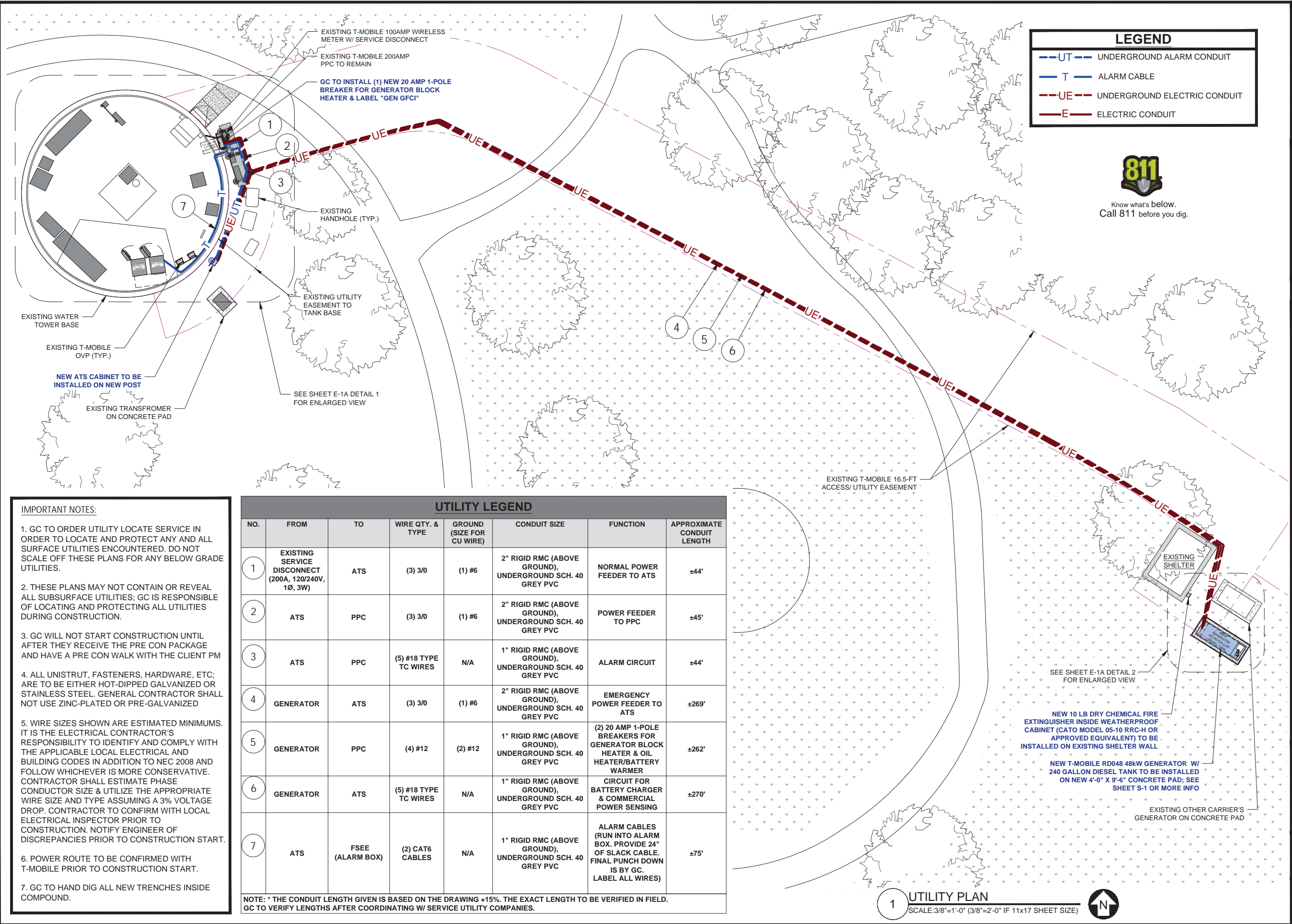
Expires: 12-31-2026

SITE #: DM05340A
IA-0064A - MT. VERNON WT
421 1ST ST
MOUNT VERNON, IA 52314

SHEET TITLE:
GENERATOR ELEVATION

SHEET NUMBER:

A-2



1400 OPUS PLACE
DOWNERS GROVE, IL 60515
MAIN: (773) 444-5400

361 RANDY RD, UNIT 101
CAROL STREAM, IL 60188
MAIN: (847) 708-7500

CHECKED BY: RH CHECKED BY: GMS

GHAZWAN M. SADAT
P25476
IOWA

Expires: 12-31-2026

SITE #: DM05340A
IA-0064A - MT. VERNON WT
421 1ST ST
MOUNT VERNON, IA 52314

SHEET TITLE:
UTILITY PLAN AND DETAILS

SHEET NUMBER:
E-1

IMPORTANT NOTES:

1. GC TO ORDER UTILITY LOCATE SERVICE IN ORDER TO LOCATE AND PROTECT ANY AND ALL SURFACE UTILITIES ENCOUNTERED. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES.

2. THESE PLANS MAY NOT CONTAIN OR REVEAL ALL SUBSURFACE UTILITIES; GC IS RESPONSIBLE OF LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION.

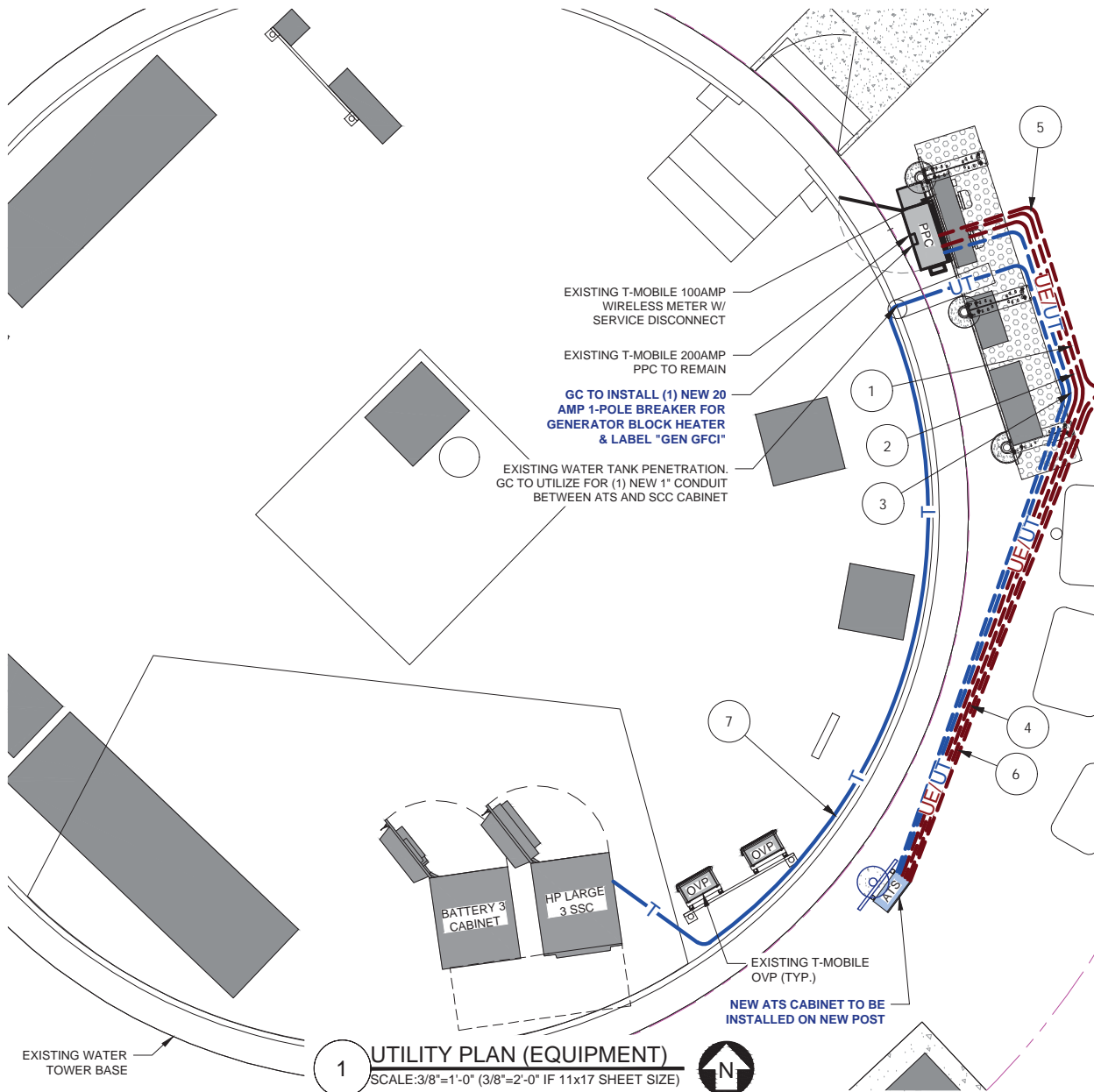
3. GC WILL NOT START CONSTRUCTION UNTIL AFTER THEY RECEIVE THE PRE CON PACKAGE AND HAVE A PRE CON WALK WITH THE CLIENT PM

4. ALL UNISTRUT, FASTENERS, HARDWARE, ETC; ARE TO BE EITHER HOT-DIPPED GALVANIZED OR STAINLESS STEEL. GENERAL CONTRACTOR SHALL NOT USE ZINC-PLATED OR PRE-GALVANIZED

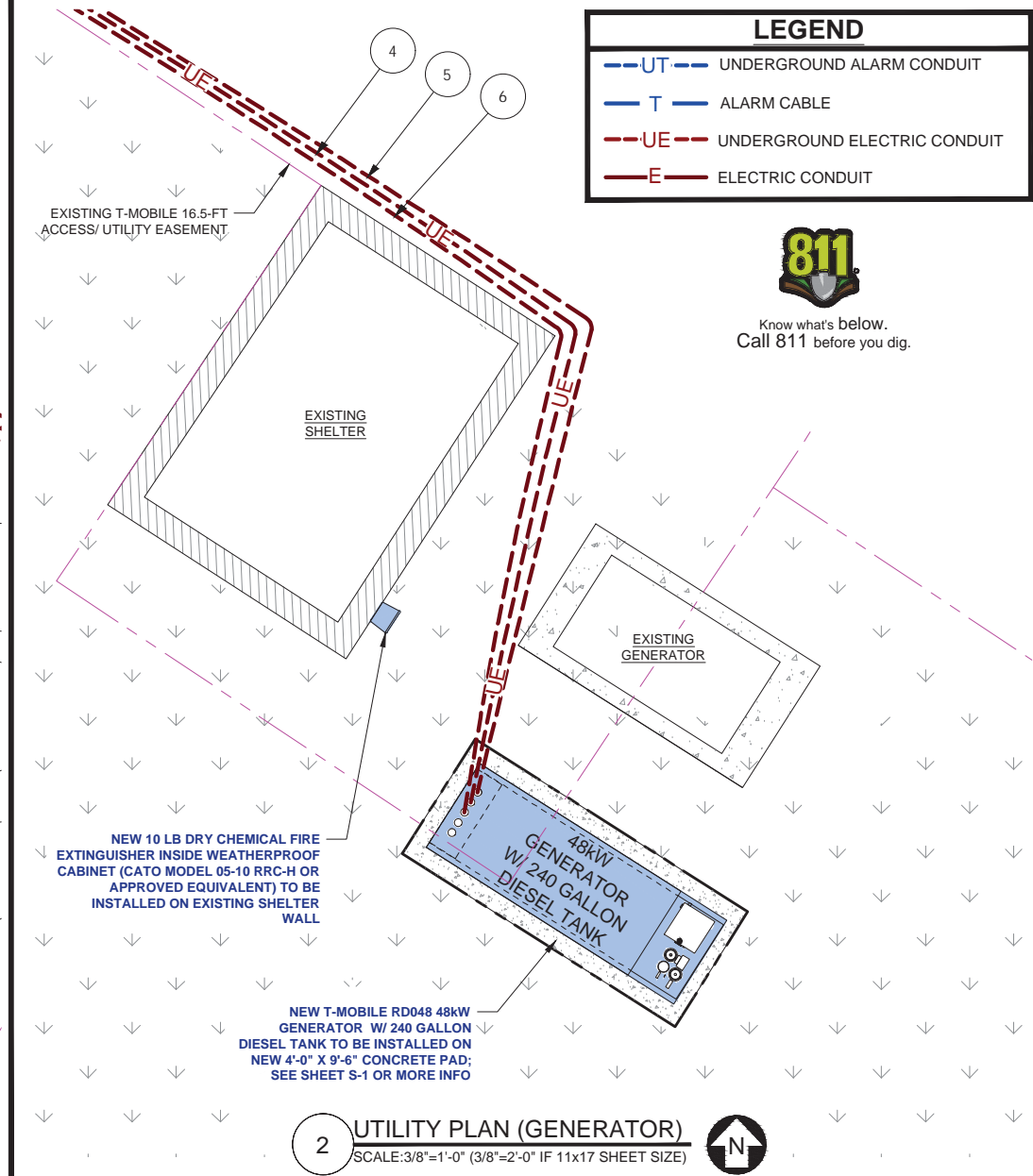
5. WIRE SIZES SHOWN ARE ESTIMATED MINIMUMS. IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND COMPLY WITH THE APPLICABLE LOCAL ELECTRICAL AND BUILDING CODES IN ADDITION TO NEC 2008 AND FOLLOW WHICHEVER IS MORE CONSERVATIVE. CONTRACTOR SHALL ESTIMATE PHASE CONDUCTOR SIZE & UTILIZE THE APPROPRIATE WIRE SIZE AND TYPE ASSUMING A 3% VOLTAGE DROP. CONTRACTOR TO CONFIRM WITH LOCAL ELECTRICAL INSPECTOR PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES PRIOR TO CONSTRUCTION START.

6. POWER ROUTE TO BE CONFIRMED WITH T-MOBILE PRIOR TO CONSTRUCTION START.

7. GC TO HAND DIG ALL NEW TRENCHES INSIDE COMPOUND.



1 UTILITY PLAN (EQUIPMENT)
SCALE: 3/8"=1'-0" (3/8"=2'-0" IF 11x17 SHEET SIZE)



2 UTILITY PLAN (GENERATOR)
SCALE: 3/8"=1'-0" (3/8"=2'-0" IF 11x17 SHEET SIZE)

LEGEND	
--UT--	UNDERGROUND ALARM CONDUIT
—T—	ALARM CABLE
---UE---	UNDERGROUND ELECTRIC CONDUIT
—E—	ELECTRIC CONDUIT



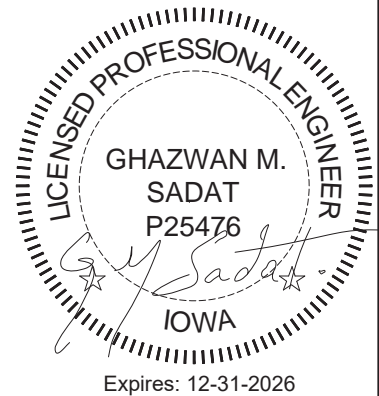
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T-Mobile

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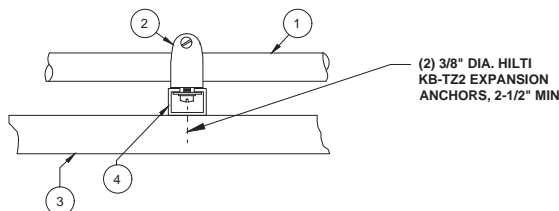
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CHECKED BY: RH CHECKED BY: GMS

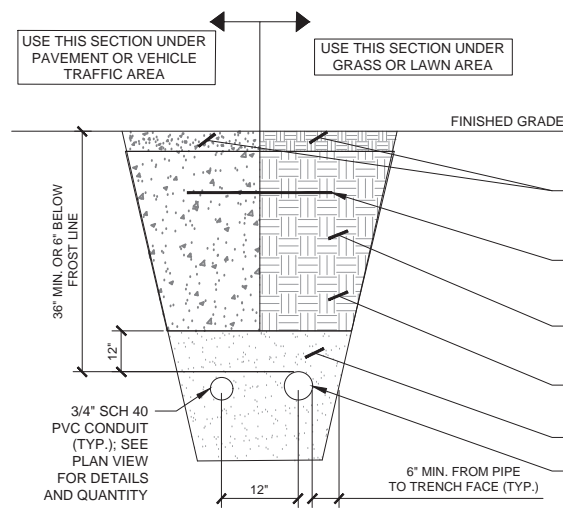


UNISTRUT MOUNTING CHART	
CONSTRUCTION TYPE	USE
CONCRETE (SOLID)	3/8"Ø HILTI HIT-HY150 ADHESIVE ANCHOR WITH SCREEN, MINIMUM EMBEDMENT 2-1/2"

- 1 CONDUIT
- 2 FIMO OR BUTTERFLY CLAMP AS REQUIRED
- 3 EXISTING CONCRETE PAD
- 4 "UNISTRUT" P1000 "T" SERIES LENGTH BASED ON NUMBER OF CONDUIT TO BE MOUNTED



2 ABOVE GROUND CONDUIT SUPPORT DETAILS
SCALE: N.T.S.



3 JOINT UTILITY TRENCH DETAIL
N.T.S.

- TRENCH NOTE:
1. CONTRACTOR TO HAND DIG ALL NEW TRENCHES INSIDE COMPOUND.
 2. SEPARATION DIMENSIONS TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.

- RESTORE SURFACE COURSE AND BASE COURSE MATERIAL ORIGINAL CONDITION
- 6" WIDE UTILITY WARNING TAPE (8" TO 12" BELOW GRADE) ENTIRE LENGTH OF TRENCH.
- NATIVE SOIL, COMPACTED AS REQUIRED TO PREVENT SETTLEMENT
- CA-6 GRAVEL COMPACTED TO 95% STANDARD PROCTOR
- SAND
- 2" SCH 40 PVC CONDUIT (TYP.): SEE PLAN VIEW FOR DETAILS AND QUANTITY
- 6" MIN. FROM PIPE TO TRENCH FACE (TYP.)
- 12"
- 3/4" SCH 40 PVC CONDUIT (TYP.): SEE PLAN VIEW FOR DETAILS AND QUANTITY
- 36" MIN. OR 6" BELOW FROST LINE



GC TO INSTALL (1) NEW 20 AMP 1-POLE BREAKER FOR GENERATOR BLOCK HEATER & LABEL "GEN GFCI"

4 PPC DETAILS
N.T.S.

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SHEET TITLE:
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