

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.