

**PLANNING & ZONING COMMISSION**  
**Meeting Minutes**  
**July 16, 2025**

**The Mount Vernon Planning & Zoning Commission met on July 16, 2025 at City Hall, 213 First St NW, Mount Vernon, IA; with the option of attendance via Zoom.**

**Call to Order:** At 6:35 p.m., Commission Chair Truman Jordan called the meeting to order.

**Roll Call:** Four members present: Truman Jordan, Jay Willems, Jacob Lindauer, Mary Horst and Julie Nosek. Squires and George not attending, staff member Bradbury attending.

**Approval of Agenda:** Staff recommended removal of Item #6, Site Plan Review for T-Mobile, from the agenda. The existing proposal does not comply with a IDNR regulations. Motion by Willems to remove the item from consideration and approve the agenda with said amendment, seconded by Horst. All in favor.

**Approval of Minutes:** Move to approve the minutes for June 11, 2025, by Horst, seconded by Willems. All in favor.

**Public discussion - items not on the agenda:** None.

**Item #5 Site Plan Review – Public Works Facility Site Plan Amendment / Fire Training Tower**

An email was sent in follow-up to the meeting packet indicating that the full site plan, as submitted by the Fire Department is to be considered (not just the training tower). Two representatives from the Fire Department, Dave Buster and Todd Weaver were present to answer questions.

- The west building will be a burn building compliant with NFPA 1410 clean, organic, fuel packages. This will be used to expose trainees to heat, smoke, and fire. The inside will meet 1410 requirements for burn buildings and outfitting.
- A middle 30x40 building will provide and area for equipment charging and storage, as well as shelter for staff members during training.

- The east building will be three (3) containers wide by two (2) tall, with a goal of eventually going three (3) tall. This structure will be a clean building. It will be modular, to allow for different training scenarios and floor plans. This will allow crews to train under moderate/low conditions and not soil their gear with smoke/heat (carcinogens).

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 improve access and use to area residents.

**The next meeting date is set for August 13, 2025 at 6:30 p.m.**

**Adjournment at 7:57 p.m.**