

PLANNING & ZONING COMMISSION
Meeting Minutes
January 14, 2026

The Mount Vernon Planning & Zoning Commission met on January 14, 2026, at City Hall, 213 First St NW, Mount Vernon, IA; with the option of attendance via Zoom.

Call to Order: At 6:32 p.m., Commission Chair Truman Jordan called the meeting to order.

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

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

Approval of Minutes: Move to approve the minutes for October 15, 2025, by Willems, seconded by Horst. All in favor.

Public discussion - items not on the agenda: None.

Item #5 Correspondence from Bryce Ricklefs regarding bulk regulations for residential districts.

Kelli Feickert, Boomerang, Inc. was present on behalf of Bryce Ricklefs and provided three printed examples of home designs that exceed the 10' restriction on distance between the garage face and living quarters. Feickert noted that buyers have been requesting new and different floor plans that improve functionality of the home. Expanded garage space accommodates larger vehicles and storage of rec items, with an adjacent "drop zone" / laundry area connection to the main dwelling unit. Feickert also noted the plans she had distributed have been allowed in other communities.

Commission members expressed concern that a 15' extension could become problematic with different builders. Staff noted design elements on the plans provided by Feickert which mitigate the impact of extending the garage to the front; noting that form-based code is often written to include such requirements. Horst and Willems expressed interest in additional information on form-based code provisions to protect neighborhoods. Staff will research ordinances and provide additional information at the next meeting.

Move to table a decision on amending bulk regulations for residential districts, Willems. Seconded by Jacob, all in favor.

Item #6 Two-Mile Review: Final Plat – Ellis Rose and Jace Roy Wolrab Preservation Addition.

Dan Brain from Brain Engineering attended, representing the applicant. Brain noted that Linn County has agreed to pave Irish Lane from Lower Mount Vernon Road to this plat. Staff noted concerns regarding the flagpole extension from east to west across the parcel and the City’s potential obligation for extension of services if future involuntary annexation would occur. City Administrator Chris Nosbisch was not available to speak on the matter, due to a prior commitment. Commission members requested additional information on the potential cost of extending services and what the full impact might potentially have on the taxpayers.

Item tabled for further consideration at the next meeting. Discussion resetting that meeting to February 4, 2025.

Motion to table the decision on the Rose-Worab Preservation Addition, and to reschedule the next meeting to February 4, 2025 by Willems. Seconded by Squires, all in favor.

Item #7 Ordinance Amendment: Article 10 Sign Regulations.

Commissioners agreed unanimously to recommend approval of the amendment, with the following changes:

- Eliminating language under Subsection G., which required that signs in the Commercial Historic District be reviewed by the Historic Preservation Commission, and
- Revision of language under Subsection H., eliminating reference to the Zoning Administrator and stating that sandwich board signs would be “subject to removal during community events to ensure the safety of pedestrians.”

Commission member Willems moved to approve the amendment of Chapter 165, Article 10 Sign Regulations with the above noted changes. The motion was seconded by Lindauer, with all voting in favor.

Meeting adjourned at 8:43 p.m.