City of Mt. Vernon
Board of Adjustment
November 19, 2026 6:30 PM
City Hall, 213 1st Street NW

MEETING PACKET

Remote / Zoom Access:

For those who are unable to attend please log onto Zoom 5-10 minutes prior to the meeting. Contact staff member Leigh Bradbury at (319) 929-6541 for a link to be emailed to you, or log on utilizing the meeting ID#: **687 626 2505**

City of Mount Vernon
Board of Adjustment
City Hall 213 First St NW
November 19 , 2026 6:30 PM

AGENDA

1. Call to Order / Roll Call

2. Approval of Minutes: October 12, 2026

3. Public Hearing / New Business

   A. Variance Request – 302 4th St SW

      1. Staff report
      2. Applicant Comments
      3. Questions from the Board
      4. Board discussion
      5. Motion to approve, approve with conditions, or deny the application

4. Old Business

   A. Conditional Use Permit – TMobile @ 421 First St NW – **Tabled 10/12/2026**

Mount Vernon
Board of Adjustment
Meeting Minutes
October 12, 2026

The Mount Vernon Board of Adjustment met on October 12, 2026, at City Hall, 213 First St NW, Mount Vernon, IA; with the option of attendance via Zoom.

Call to Order: At 6:40 p.m., the Chairman of the Board, Roch Player, called the meeting to order.

Roll Call: Four board members were present for the meeting: Roch Player, Rachel Mosier, Jeff Schwiebert and Alexander Kurjatko.

Agenda Approval: Motion to approve, Schwiebert; seconded by Mosier. All in favor.

Approval of Minutes – September 15, 2026: Motion to approve, Schwiebert; seconded by Kurjatko. All in favor.

Agenda Item #3: Conditional Use Permit at 421 1st Street NW for Alternative Energy Production - Update

Applicant T-Mobile was not represented at the meeting. Board discussion of staff memorandum and clarification on communications regarding natural gas as an option with Concordia. Staff confirmed they were presented with two options early in the process for natural gas or diesel by V&K Engineering in 2025. Concordia chose to go with diesel, which necessitated enclosure, based on the IDNR requirement, which in turn resulted in the requirement for enclosure of the generator to protect against accumulation of precipitation.

Discussion moved to staff correspondence in which the concerns expressed by City Administrator Chris Nosbisch went unacknowledged, despite specific language addressing the need for Concordia to consider shared use and accommodate all carriers, as well as concerns for use of parkland in a historic area.

Board members raised questions on potential shared use of the generator with the City, with staff indicating that any agreement would have to go through the formal approval process, with final authorization to come from City Council. The cost of a natural gas installation has not been formally explored by either the City or Concordia, but Alliant has indicated they would cover installation of the service line at this location as a matter of

policy. The City's generator at this location continues to pass all test and maintenance cycles without issue and is not scheduled for replacement at this time.

Additional concern was expressed over the lack of response on the part of Concordia, noting it to be unacceptable, with a suggestion that a response be required to the City Administrator's concerns and a final decision be based specifically on the City Administrator's recommendation.

Additional questions were raised regarding accommodation of future / new providers, the possibility of City ownership and how that would be administered. Direction provided to staff to request additional information from City Administrator Chris Nosbisch.

Moved by Kurjatko to table the application for Alternative Energy Production at 421 1st Street NW by T-Mobile and request the following items:

- A response from Concordia to City Administrator Chris Nosbisch's direction and comments regarding shared-use.
- Concordia to explore installation of a natural gas-powered generator at the site, maintaining the same location as well as the requirement for enclosure.
- Additional information from City Administrator Chris Nosbsich on the questions raised at this meeting (Current lease revenue, city's interest in ownership, remaining tower capacity for additional lessees, accommodating future carriers.)

Motion seconded by Schwiebert. All members voting in favor.

Meeting adjourned at 7:27 p.m.

Board of Adjustment
November 19, 2026
Staff Report

Prepared by: Leigh Bradbury, City Planner

AGENDA ITEM #3 Variance Request – 302 4th St SW

Owners:	Clark, Jeffrey & Virginia
Applicant:	Ugly Duck Adventures / Kris Perrault
Parcel:	#17103-56001-00000
Zoning District:	Traditional Residential (TR)
Existing Land Use:	Single Family Dwelling

This application for variance seeks relief from setback requirements established in the following sections of code:

165.405.4 Traditional Residential District - Bulk Regulations

165.710.1 Accessory Buildings – Setbacks

165.710.4 Accessory Buildings – Separation from Other Buildings

These sections require a minimum 5' side yard setback for detached garages, 8' rear yard setback and a minimum of 10' distance between buildings on the same or adjacent properties. These sections of code are either fully or partially derived from an International Building Code's (IBC) Fire-Resistance Rating Requirements, which calls for a 10' separation between certain structures.

EXISTING CONDITIONS

This parcel has an existing concrete slab which previously served as the foundation for a detached garage. The slab is in good condition. The applicant states that the prior structure was demolished in October of 2026 for safety reasons.

The homeowner seeks to construct a new garage of the same dimensions in the same location. The prior structure was non-conforming, due to it's proximity to both side and rear lot lines, and for exceeding the minimum distance (10') required between structures. (A detached garage at 310 4th Street SW appears to have been located closer than 10'.)

The parcel has a significant slope difference between the front and rear lot lines, for which reason the area beneath the slab has been substantially built up with soil and rock, compared with the remaining rear yard of the dwelling unit. This 'fill' also abuts the rear lot line with 409 3rd Ave SW.

In order to construct a new garage in compliance with code, additional fill and concrete would be required to extend further along the rear lot line to the southeast and interior area of the lot.



302 4th Street SW (2024)

Source: Linn County GIS Land Records

REQUEST FOR VARIANCE

The contractor comes as applicant on behalf of the owner to request a variance from 1) side yard setback requriements, 2) rear yard setbacks, and 2) the 10' minimum distance required between adjacent structures. The applicant cites undue financial burden on the homeowner and is working with Linn County Building Inspections on a fire-rated assembly in order to meet their requirements.

APPLICATION OF STATE CODE

In view of the 2025 amendment to Iowa State Code section 414.12(4), the "practical difficulty" standard applies to this request. As discussed in the attached memorandum dated October 12, 2026, the board must find the following to be true, in order to grant a ***dimensional variance****:*

1. Literal enforcement of the ordinance will result in practical difficulties which prevent beneficial use of the property, and that said difficulties are not self-created.

2. Granting the variance will not significantly alter the essential character of the surrounding neighborhood.

3. The variance is not contrary to the public interest and is consistent with the spirit of the ordinance.

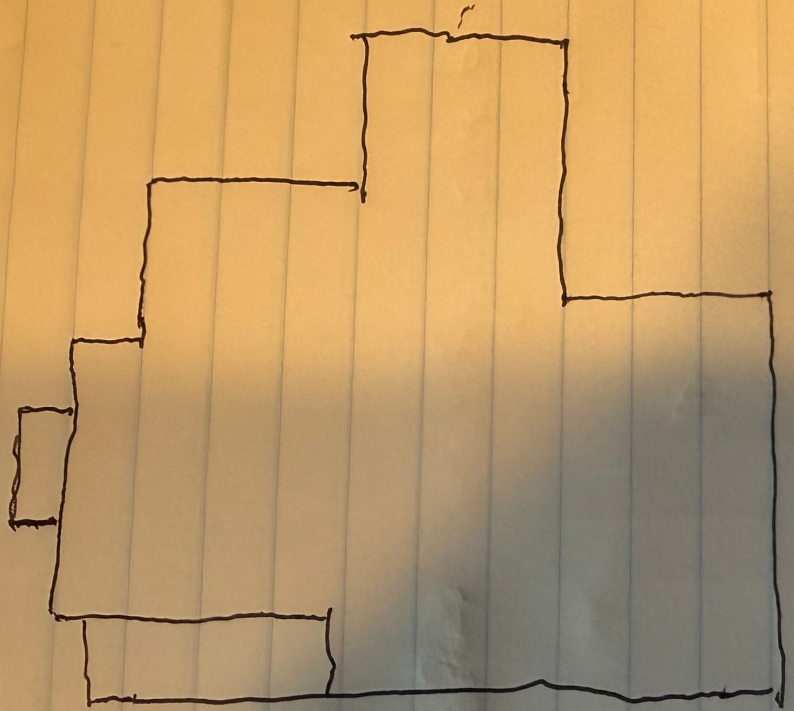
CONDITIONS AND SAFEGUARDS

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance. [MV CH165.1308.C(a)]

REQUIRED ACTION

A concurring vote of three members of the board is required to authorize a variance from the zoning ordinance. (IA Code §414.14)

S



3 ft

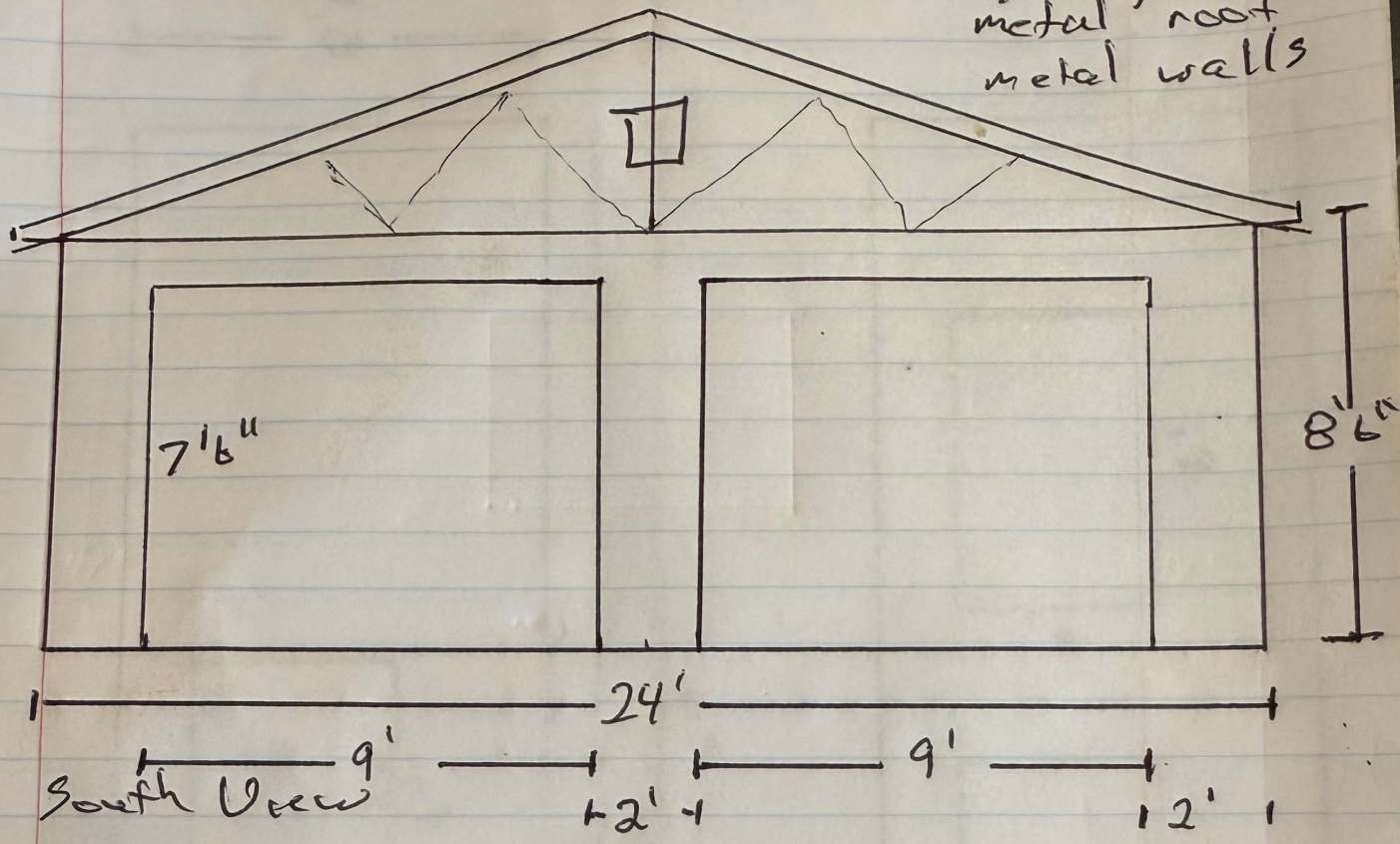
Garage on west lot line →

"0" lot line →

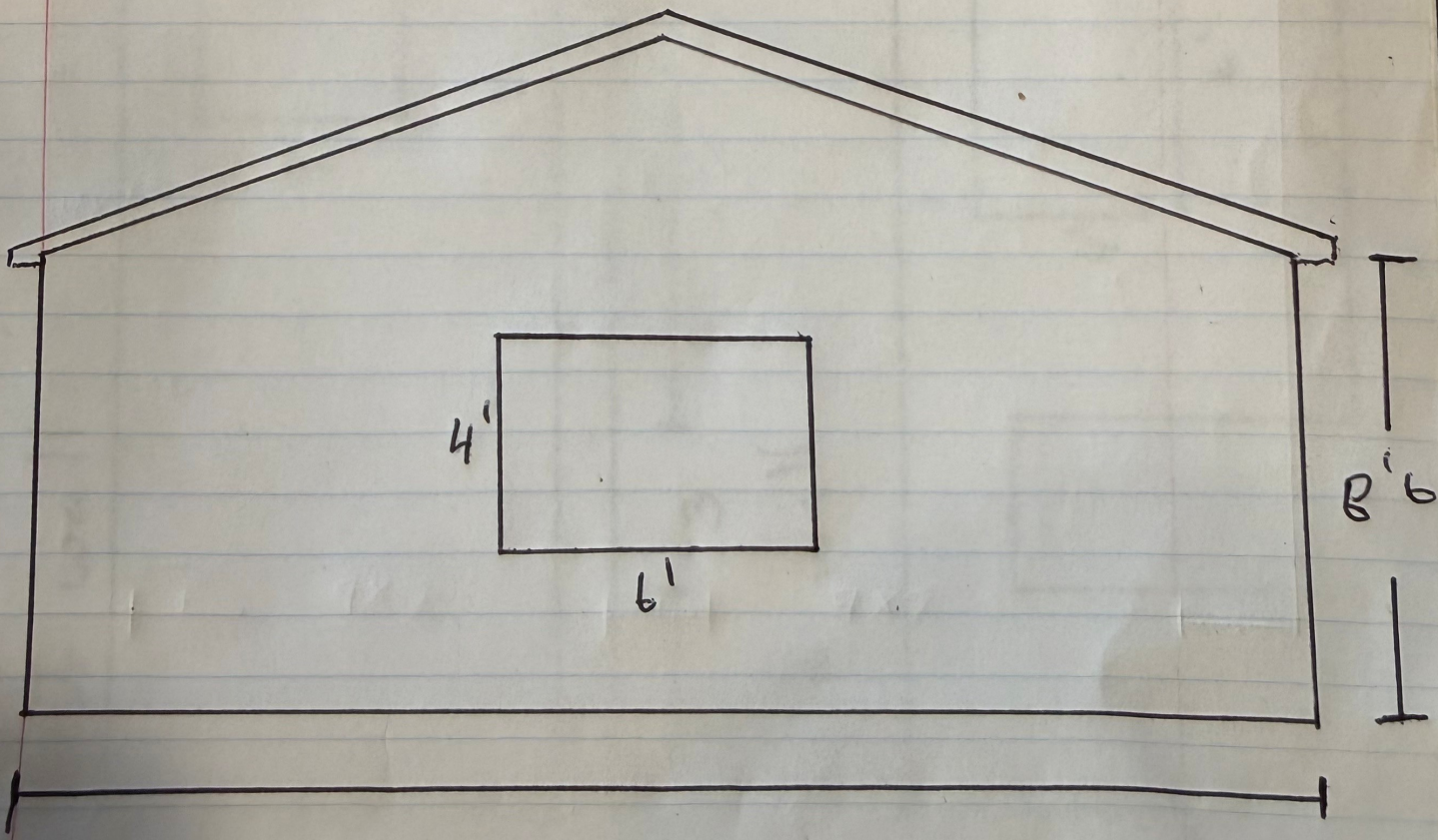
W

North View

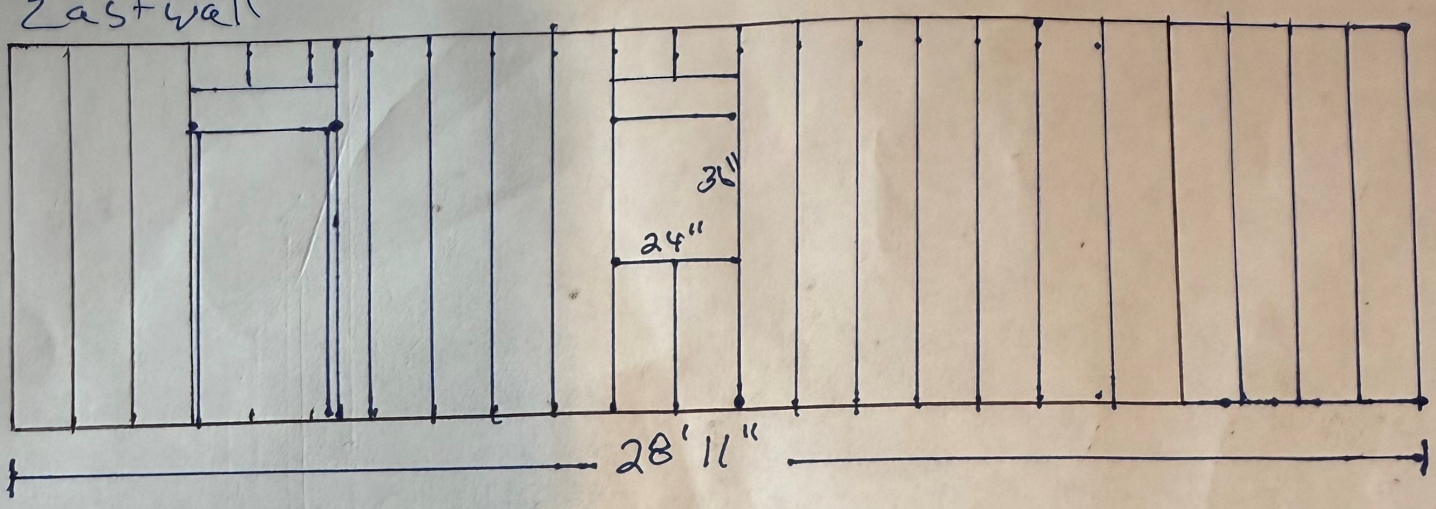
4/12 pitch
metal roof
metal walls



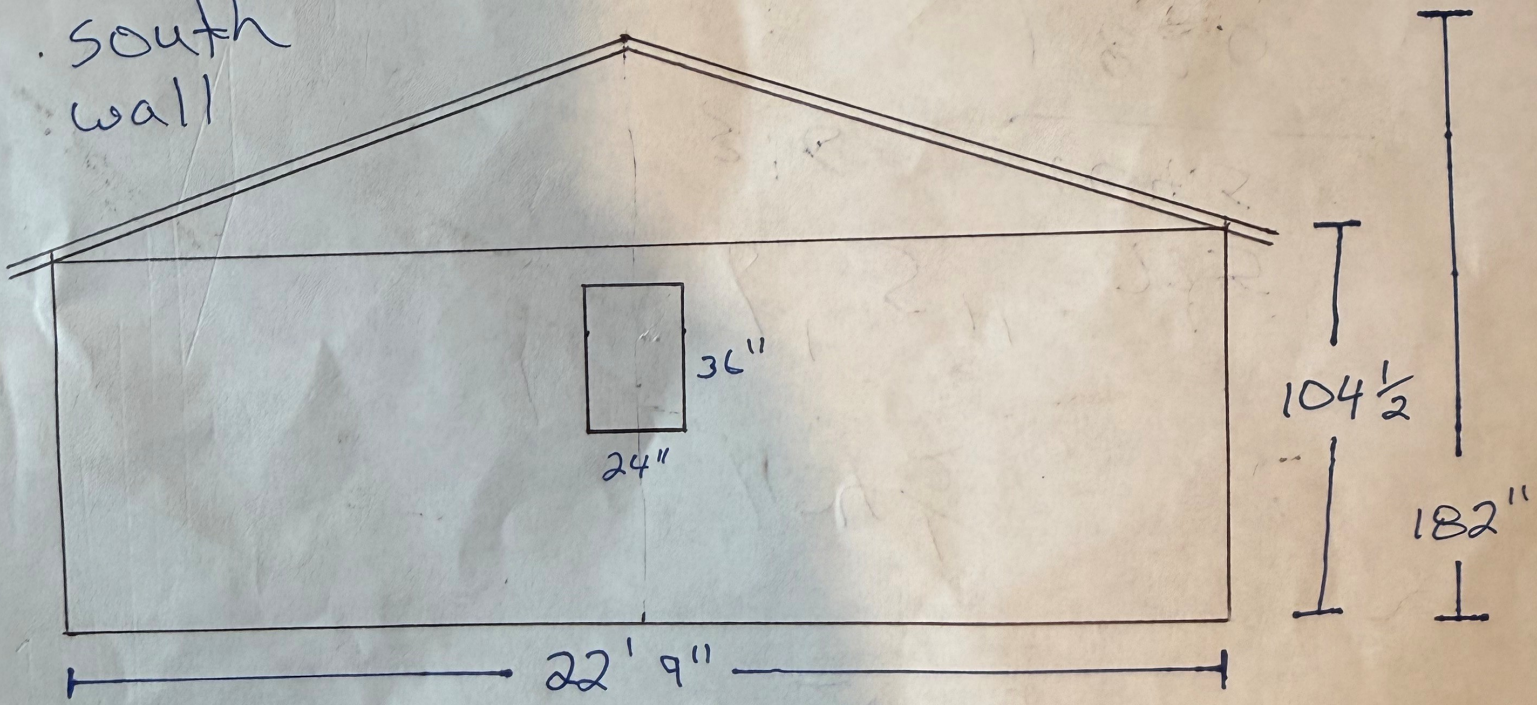
South View



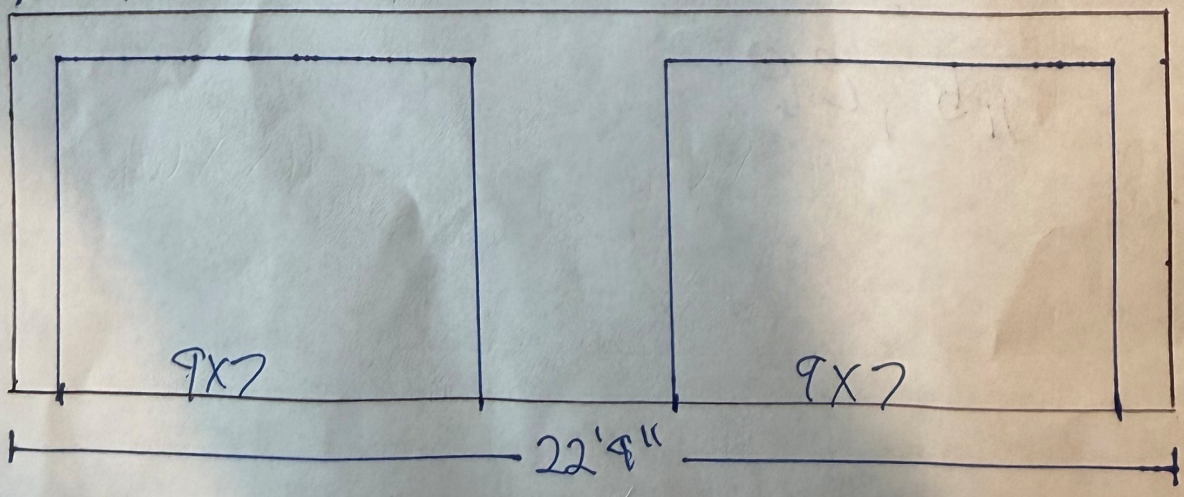
East wall



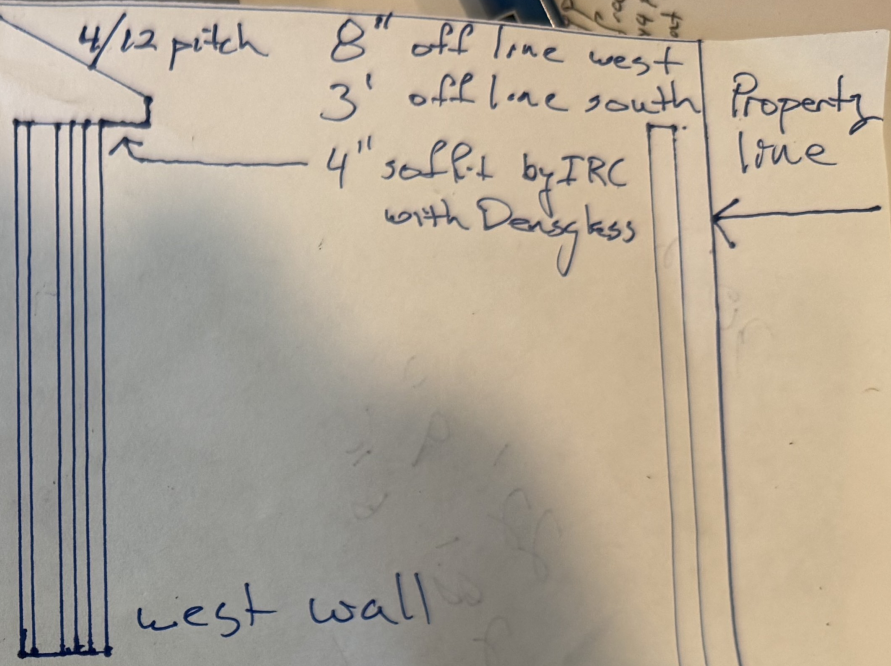
South wall

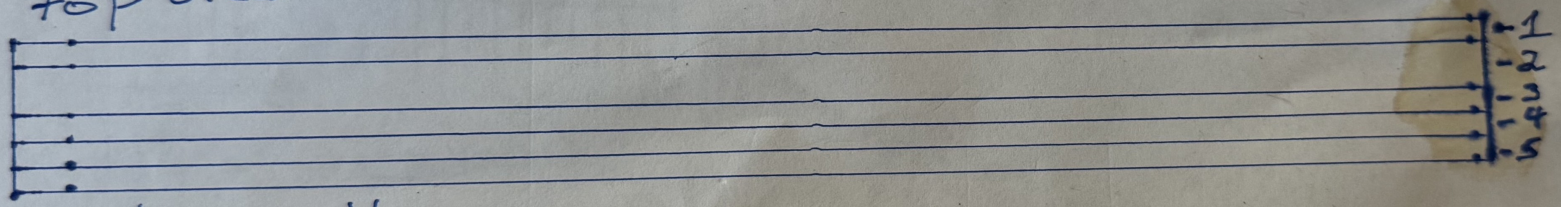


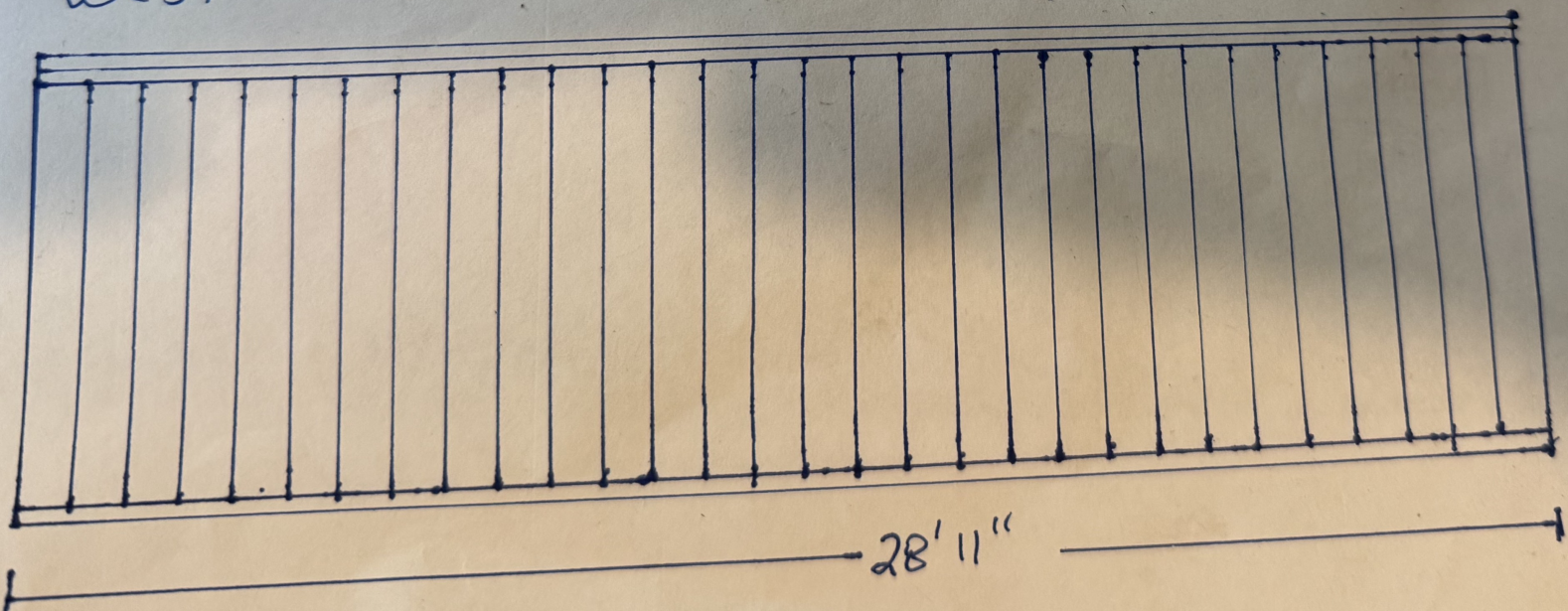
North wall

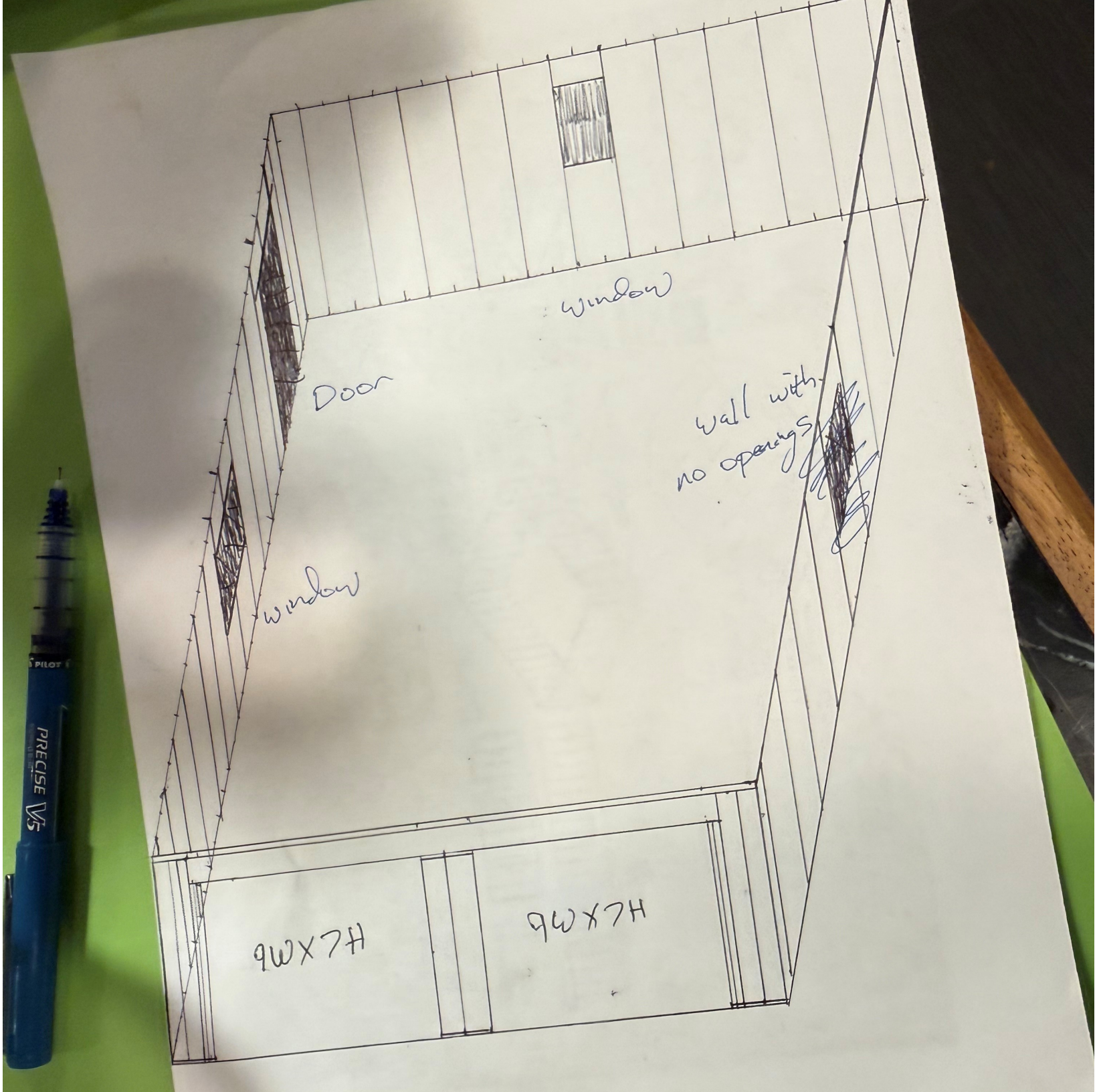


1 - 5/8 type X
2 - 2x4 lumber #2 on better
3 - 2x4 perlin 2' on center
4 - 5/8 Densglass
5 - exterior metal








window
Door
wall with
no openings
window
HLXWb
HLXWb
PILOT
PRECISE V5

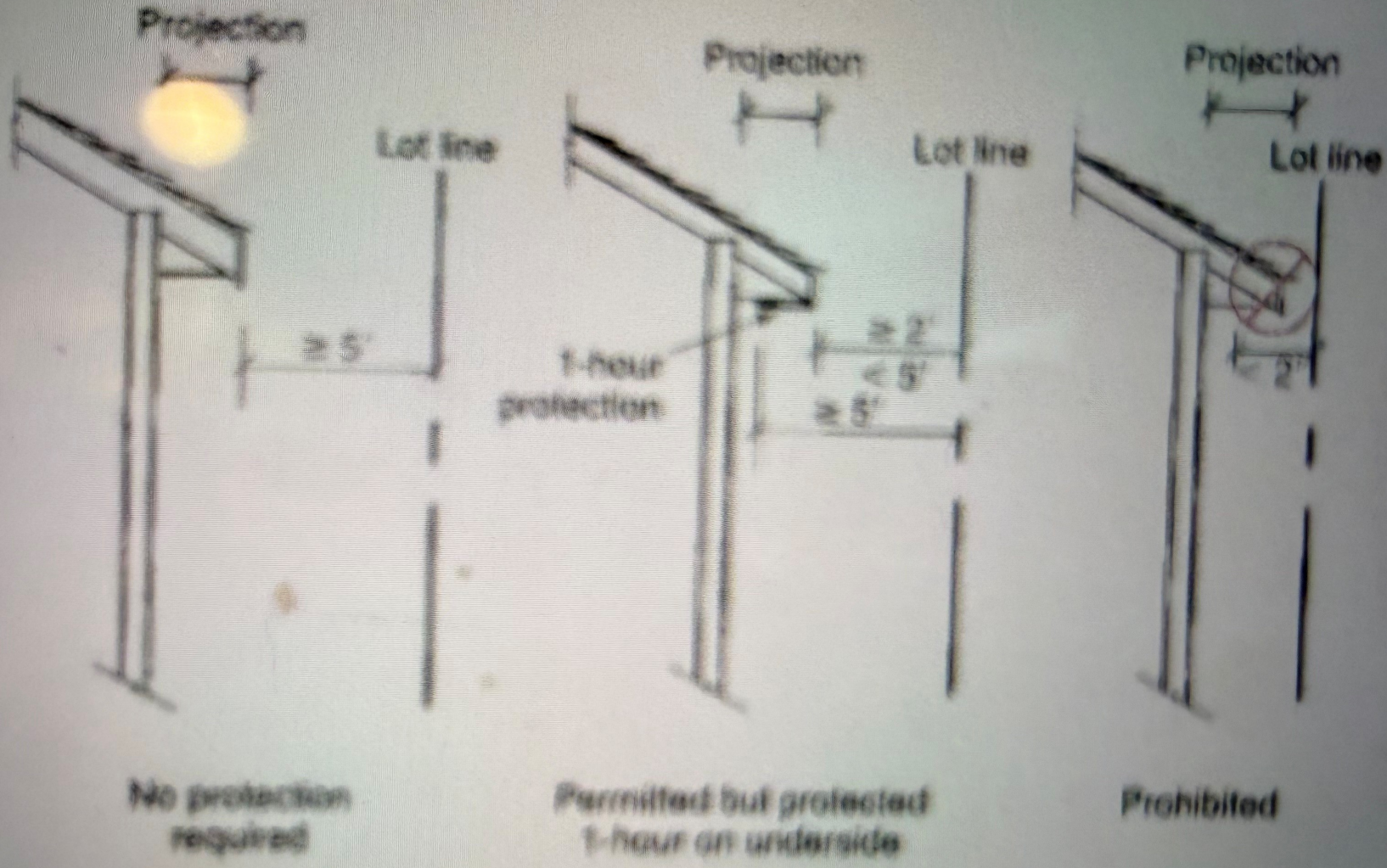
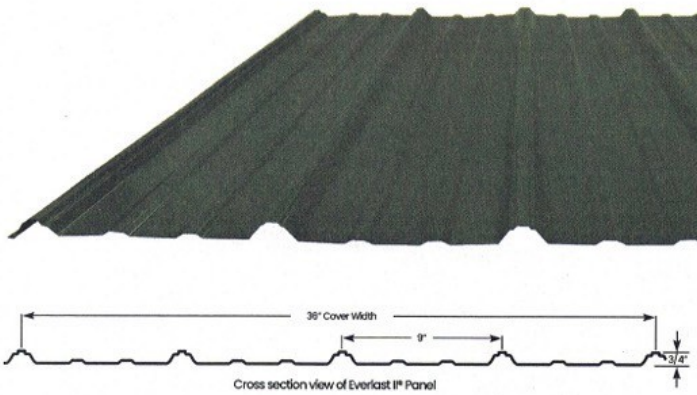


FIGURE 3-4 *Roof projections at property line*

EVERLAST II®

Standard Specifications

- Structural Steel Grade 80 produced in conformance with ASTM792
- 95,000 PSI minimum yield
- Available in a variety of colors
- Custom cut to the inch up to 40'
- Cut panels coated with CECI®
- Heat-formed panels with 3/4" major rib height; 3/16" minor rib height



Cross section view of Everlast II® Panel


Everlast II® - Roof: Black / Siding: Charcoal

SERIES	OMNI	ECONOMY
GAUGE	27 Gauge	29 Gauge
SUBSTRATE	AZM® 125 WITH ACTIVATE TECHNOLOGY	Galfan, Galvalume or Galvanized
FINISH	Synergy™	Synergy™
FILM INTEGRITY	50 Years	10 Years
FADE / CHALK	35 Years	N/A
RED RUST	15 Years	N/A
PERFORMANCE	25 Years	N/A

Description

Attractive Design

The symmetrical pattern of Everlast II® creates an attractive board and batten look, which is a popular choice for a variety of building applications. The crisp, clean appearance, along with the variety of color options available, make it the perfect roofing and siding material for agricultural, industrial, and commercial buildings. A full line of trims and accessories are available to complete your building project. The panels, which interlock to create the attractive look, also provide for the weathertight seal. They have a deep antisiphon groove, which protects against leakage.

Superior Strength

Everlast II® is 38" wide and provides 36" of coverage. The major ribs are 9" apart and approximately 3/4" high with two minor ribs in between that are a full 3/16" high. A stiffener is added to all the major ribs, which, along with the superior thickness of the steel, makes this panel extremely strong. This not only adds considerable durability to your building, but also prevents rippling during the construction process.

UL Ratings

- UL Construction No#560 UPLIFT TEST
- UL 2218 Class 4 IMPACT RESISTANCE
- UL 790 Class A FIRE RESISTANCE

LEBANON, PA **888.339.0059**

ORWELL, OH **877.866.9955**

HOWE, IN **866.562.3782**

BRIDGTON, ME **80[illegible]**

EVERLASTROOFING.COM