

MINUTES  
MOUNT VERNON PLANNING AND ZONING COMMISSION  
NOVEMBER 9, 2016

The Mount Vernon Planning and Zoning Commission met November 9, 2016 at Mount Vernon City Hall Council Chambers with the following members present: Truman Jordan, Trude Elliott, Richard Peterson, Matthew Nelson and Jenna Wischmeyer. Absent: Rich Hileman and Joan Burge. Also in attendance, Zoning Administrator, Matt Siders, Chad Sands from ECICOG and representatives from Cornell College. Meeting was called to order by Chairperson Truman Jordan at 6:34 p.m.

1. Approval of Agenda and September 14, 2016 minutes. These documents stand approved unless otherwise indicated by Commission members.
2. Open Forum: each citizen limited to 5 minutes per discussion item.
3. Discussion and possible action on review of site plan for East Science Center, Cornell College. Possible recommendation to Council. Zoning Administrator Matt Siders explained that the site plan process in place for the City, there are three types of uses that don't require the site plan review. With this being a large, non-residential use building of civic use, it requires a site plan review. There are three options listed under the action that can be taken on this item. Planning and Zoning can make a recommendation to City Council to approve, approve with conditions or disapprove the site plan. What has actually been submitted by Cornell for this site plan is the demolition and grading only of the property in question. After discussions with City Staff, City Administrator, City Engineer and the Public Works Director, the City Administrator is allowing Cornell to submit this as a building permit for demolition and grading but per code requirements, Planning and Zoning must review per Table 13-1, the site plan. This is not a full design of the facility. Siders feels that Planning and Zoning's job at this point is to review the site plan, not the design. Siders explained that Historic Preservation had already signed off on the project and Cornell has been working with them during each phase of the project. Siders provided the Commission with a memo that detailed each criteria that needed to be met and staff's review and determination of each.

The first item discussed was criteria under Height and Scale. Siders felt that the Science Center complied with Height and Bulk as the building size will be comparable to surrounding structures. Setbacks for other uses (other than residential) in TR district is 15 feet minimum, which this facility

complies with and building coverage is like surrounding development on campus.

The next criteria item was Site Development. Topics under this criteria are Frontage, Parking and Landscaping. Siders felt that the projected frontage should be similar to lot width. Parking serves all structures as it is campus parking, all structures are parking accessible and there will be access to the street and circulation should provide minimal conflicts. Siders felt that the requirements for landscaping could be discussed in the future with the design team. Cornell indicated that there were no sensitive environmental features or natural drainage ways that needed to be preserved. Wischmeyer would like to get a more detailed outline of the landscaping before making a recommendation. Peterson felt that the plan that was submitted met all of the requirements for landscaping. Cornell indicated that they would like to put in a bio cell, or a rain garden, to help with storm water runoff.

The next criteria item is Operating Characteristics which include Traffic Capacity, External Traffic Effects, Operating Hours and Outside Storage. The determination of staff was that traffic service should be the same, this should not have external traffic effects and there are no foreseen issues with operating hours or outside storage.

The next criteria item is Public Facilities which include Sanitary Waste Disposal and Storm Water Management. Siders indicated for Sanitary Waste Disposal, they would be tying into the existing system. Veenstra and Kimm has provided input to the Cornell design team on these items and they have agreed to comply. The bio cell is designed to handle large storm events and runoff will go into existing city storm sewers. Runoff will not increase with this project. Council will go through this same information and the City Engineer will be in attendance at that time.

The last criteria item is Utilities and this project will be served by all utilities.

Joel Miller indicated that a full landscape plan would be submitted with the building permit plans for the new science center.

Peterson moved that the site plan for demolition and grading be accepted and recommend it to City Council. Motion seconded by Nelson. Elliott would like to amend the motion to state that the information presented to Council will be all of the information presented tonight plus a landscape plan. Peterson accepted this amendment to his motion. The motion now on the table is that Planning and Zoning accept the site plan and recommend it

to City Council with the understanding that there will be a landscape plan submitted when the building permit is submitted. All members in favor.

4. Discussion of proposed Zoning Ordinance changes. Because Planning and Zoning did not meet in October, Chad Sands with ECICOG went over the new draft with the changes discussed at the September meeting. It is essentially Mount Vernon's exact ordinance put into the format that was previously discussed. There were significant formatting changes in the Districts and Uses sections, which was discussed with the commission. Sands will complete the draft with the comments and suggestions he has received and bring back to Planning and Zoning at the next meeting in December.
5. Zoning Administrator Report. At the next meeting in December there will be a re-zoning request brought before Planning and Zoning for review. No building permits have been issued.
6. Old Business.
7. New Business.

Meeting adjourned at 8:45 p.m.

Respectfully submitted,  
Marsha Dewell  
Deputy Clerk