

MINUTES
MOUNT VERNON PLANNING AND ZONING COMMISSION
DECEMBER 14, 2016

The Mount Vernon Planning and Zoning Commission met December 14, 2016 at Mount Vernon City Hall Council Chambers with the following members present: Trude Elliott, Richard Peterson, Matthew Nelson, Rich Hileman and Joan Burge. Absent: Truman Jordan and Jenna Wischmeyer. Also in attendance, Zoning Administrator, Matt Siders and Chad Sands from ECICOG. Meeting was called to order by Vice Chairperson Richard Peterson at 6:32 p.m.

1. Approval of Agenda and November 9, 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. Public Hearing and discussion and possible action on request to rezone the property located at 718 First Avenue NE from LI (Limited Industrial) to TR (Traditional Residential). Peterson declared the public hearing open. Eric Watson, owner of the property located at 718 First Avenue NE, addressed the commission. They would like to replace their existing garage that was built in the 1940's with a modern structure with concrete foundation and cement driveway. They are unable to do this because the property is zoned as Limited Industrial instead of residential. The house was built in 1900 and has been a residence since that time. They are asking that it be rezoned to residential as it is being used as such at this time. Hileman asked if this was the only solution to the problem. Zoning Administrator Matt Siders explained that if they wanted to build a bigger garage they would not be able to because it does not meet the setbacks and increases the building coverage of the site itself. This was a solution that Siders recommended. Siders believes the reason that it was zoned as LI is that the other properties in the area are zoned the same and they just took the entire block and zoned it that way. Nelson asked what the future intent was for this area and feels that this could be an issue in the future in other areas of town as things expand. Peterson said that there are other areas of town where this same type of issue exists. Siders said that this would be abutting and an extension of other Traditional Residential properties and would not be by itself in the middle of Limited Industrial. Siders also clarified that part of the requirements of the re-zoning process was for the owner to mail notification to adjacent property owners within 300 feet, which has been done. Eric Watson said that they just want to have a nice looking garage to replace the existing structure and improve the property. Peterson declared the public hearing closed.

Hileman made a motion to approve the request to re-zone the property located at 718 First Avenue NE from Limited Industrial to Traditional Residential and make a recommendation to City Council. Motion seconded by Elliott. Nelson asked what the intent was in this area in regards to Limited Industrial and are we eliminating the area that may potentially be available for Limited Industrial in this area. Hileman felt that if someone would ever want to tear the house down and building something that would be Limited Industrial, they could come back and ask to have it re-zoned. He also felt that this property should have never been zoned as Limited Industrial in the first place. Peterson said that in the future land use map, a new Limited Industrial area has been designated. Peterson said his guess is that this area would eventually turn into residential properties. All members voted in favor of the above mentioned motion and second. Siders said that this process will now go to City Council for review.

4. Discussion of proposed Zoning Ordinance changes. Chad Sands provided members with an updated copy of the ordinance. Discussion centered on the districts and their permitted uses. Sands showed the existing permitted uses and the things he felt could be changed. In the Agricultural district there were a number of uses that should not be there and were removed (healthcare, education, etc.). The definition of the uses remains the same. There was discussion on whether there was a need to have both Rural Residential and Suburban Residential. Sands felt that you could eliminate Rural Residential, incorporate parts of it into Suburban Residential, and still have what is needed in Suburban Residential and Traditional Residential. Minimum setbacks and the necessary requirements were also discussed for Traditional Residential and High Density Residential.

Discussion then continued on to Commercial uses where there were a number of changes made. In the Town Center district, which is the primary retail district, there are single family uses. Sands asked if this should be kept as just a commercial business area and change the zoning for those residential areas. Currently those areas that are residential are there under a conditional use permit. The question is, do you want to allow single family in the uptown district? If not, this would require a zoning change to narrow down the Town Center district. Peterson felt if that was done, the possibility of a business being put in those houses in the future would be eliminated. Siders said the issue is that any changes that are requested by the residences in the Town Center district would require a conditional use permit. The consensus was that members were not in agreement with reducing the Town Center District. Conditional uses “b” through “f” were eliminated in Town Center and Sands went over the allowed uses and changes that were made. Elliott asked about addressing vacant buildings in Town Center. Peterson felt that this type of thing would be better handled by the CDG rather than within the zoning ordinance.

Mixed Use Urban Corridor was discussed with few changes being made. Discussion will continue at the next regularly scheduled meeting. Sands hopes to have the entire

ordinance transposed into the new document by that time. Sands tasked the commission to think about whether the Design Standards should be part of the zoning ordinance or as a totally separate document.

5. Zoning Administrator Report. Siders reported that no building permits have been issued. At 616 1st Avenue NE, the non-conforming business has been given notice to cease.
6. Old Business.
7. New Business.

Meeting adjourned at 8:45 p.m.

Respectfully submitted,
Marsha Dewell
Deputy Clerk