

Mount Vernon Planning and Zoning Commission
Minutes
November 13, 2013
City Hall Council Chambers

Meeting was called to order by Chairperson Truman Jordan at 6:36 p.m.
Members present: Truman Jordan, Rich Hileman, Treva Heiser, Trude Elliott
and Bill Micheel. Absent: Jenna Wischmyer. Also in attendance: Zoning
Administrator Matt Siders, Tom Richey and Slaton Anthony.

1. Approval of Agenda and September 11, 2013 minutes. These documents stand approved unless otherwise indicated by Commission members.
2. Open Forum: each citizen limited to 5 minutes per discussion item. Slaton Anthony informed the Commission about a demolition ordinance that is currently being worked on by a committee appointed by the Mayor and will eventually come to Planning and Zoning for review.
3. Public Hearing on request for conditional use permit for Alternative Energy Production Devices (solar panels) at 143 Lincoln Drive NE. Discussion and possible action. Jordan opened the public hearing at 6:45 p.m. Matt Siders, Zoning Administrator, explained that Tom Richey, 143 Lincoln Drive NE, has submitted a permit for solar panels on his garage. In the TR zone, Alternative Energy Production Devices require a Conditional Use Permit in order to be permitted. There are 25 solar panels being installed. Mr. Richey stated that this is the last year that Alliant Energy is offering the rebate for the installation of the solar panels. There are also federal and state tax credits available. The panels are roughly 40x70 inches and there will be two rows of 9 and one row of 7 panels on the garage roof. Mr. Richey has also informed his neighbors of his plans. Micheel asked if there were certain criteria that should be met for the commission to consider with solar panels. Siders stated that there was nothing in the ordinance that dictated any certain requirements at this time. Jordan closed the public hearing at 6:53 p.m. Elliott made a motion to recommend the approval of the Conditional Use Permit for the solar panels. Seconded by Micheel. Carried all. Wischmeyer absent. This will be forwarded on to Board of Adjustment for further review.
4. Public Hearing on proposed lighting ordinance. Discussion and possible action. Jordan opened the public hearing at 7:00 p.m. After no public comment, Jordan closed the public hearing at 7:00 p.m. Elliott brought up the issue of "façade lighting for decorative purposes". She suggested adding wording such as "allow luminaries fixed to a building façade for the purpose of enhancing the architecture of the building to project light both

up and down. Do not require cutoff full fixture”. After discussion, it was determined that the current wording in the ordinance covers this issue and no change was needed. Also revised was on page 6 under “Buildings and Vertical Structures”, item 1, between the word “illuminated” and the semicolon, the words “and be aimed in any direction” were added. “Lighting of exterior display sales areas” was discussed and who would be responsible for that. It was determined that the Zoning Administrator would take care of this.

A motion was made by Hileman that the Planning and Zoning Commission recommend adoption of the proposed lighting ordinance as amended to the City Council. Second by Elliott. Carried all.

5. Discussion and possible action on Design Standards Ordinance. Zoning Administrator, Matt Siders, explained that a process was started in August with a gentleman by the name of Dean Wheatley, who is the City Planner for the City of North Liberty. The City of Mount Vernon contracted with him to look at our Design Standards. Siders provided commission members with a proposed updated copy of the standards. Siders said that the working committee extracted the historic part of it out into a separate document to make it easier to work with. Commission members will review the proposed information prior to the next meeting. Planning and Zoning will have a public hearing on these proposed changes at the next scheduled meeting unless members have reservations about it after reviewing the changes.
6. Zoning Administrator Report. Siders reported nothing unusual with building permits this month. The Mayor has asked Siders to look into a couple of other items. One is the subdivision ordinance and the other is the site plan review process. Dean Wheatley will be looking at these two items and bringing a recommendation to Planning and Zoning. The Mayor would like for the commission to consider a special meeting to review these items. Micheel was concerned about what type of changes would be considered and the timing but agreed to the special meeting. Hileman stated that he was not sure that it was fair for the Planning and Zoning Commission to even be part of a political process of approving, or otherwise, changes to ordinances based on the expiration of terms of current mayors and council members. He did not feel that the commission should have to be part of a process that is occurring because of a change in the make-up of council or Mayor. Micheel also said he was willing to come to a special meeting and did not have a problem considering the changes but felt that the commission needed to be cognizant of any pressure to move something through and take a hard look at it. If there was not consensus then the commission would need to slow down. Micheel then said that another concern of his was that they would not have the outcome of the

Comprehensive Plan review and depending on what types of changes are proposed, he may or may not have an issue because of that. Commission members should have proposed revisions by the end of the week. A meeting date of December 3, 2013 was set to consider Design Standards, Subdivision and Zoning Ordinance changes.

Siders then informed the commission that Board of Adjustment was working on creating an application form for Conditional Use permits and asked for approval from Planning and Zoning to use the same form. Commission members agreed, saying only one form should be used.

7. Old Business.

8. New Business.

Meeting adjourned at 8:03 p.m.

Respectfully submitted,
Marsha Dewell
Administrative Assistant