

Mount Vernon Planning and Zoning Commission
Minutes
May 11, 2011
City Hall Council Chambers, 6:30 PM

Meeting was called to order by Rich Hileman at 6:30 PM. Members present: Rich Hileman, Trude Elliott, Carol Chamberlain, Truman Jordan, Dave Davis, Richard Peterson. Absent: Jerry Keleher. Also in attendance: Perry Gruver, Zoning Administrator; Gary Ulch, Board of Adjustment member.

1. Approval of Agenda and April 13, 2011 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: Request from Victoria Gress for a Conditional Use Permit for 123 Second Avenue SW to change use from Business to Single Family Detached. Rich Hileman declared the opening of the public hearing. Victoria Gress, owner of the property in question, said that she had a family that was interested in purchasing the property to use as a single family dwelling. The property had been used as a business. The new owner will be putting a kitchen in the lower level of the house. Gary Ulch asked what the reason was for requesting the conditional use permit. Hileman explained that it could not be used as residential in the Town Center district without one. Ulch also asked about parking. Gruver explained that in the TC district there is only one use that requires on-site parking, and that is uptown residential. This property is not required to have on-site parking. Gress said that there is parking on the property. After no further public comment Hileman declared the public hearing closed. Peterson made a motion to recommend approval of the conditional use permit for this property, seconded by Truman Jordan. Carried all. A public hearing will now be held by Board of Adjustment to consider the conditional use permit.
4. Zoning Administrator Report. Full report available at City Hall.
5. Worksession on proposed Design Standards Ordinance. Peterson said that he had sent the information that has been completed so far on to Marty Christensen and Ed Sauter to review but had not heard back from them yet. Hileman said that he felt a public hearing should be scheduled for next month and if any commission members have any issues, these would be circulated by e-mail between now and then. Commission members continued discussion on items such as maximum building coverage area of a new building allowed in Town Center district, taking out the wording for materials that are prohibited, building facades and display items. Revisions will be made and sent to the City Attorney for formatting.
6. Set public hearing on proposed Design Standards Ordinance. Public hearing set for June 8, 2011 at 6:35 p.m.

Meeting adjourned at 7:55 PM.

Respectfully submitted,
Marsha Dewell
Administrative Assistant