

Mount Vernon Planning and Zoning Commission
Minutes
June 8, 2011
City Hall Council Chambers, 6:30 PM

Meeting was called to order by Richard Peterson at 6:35 PM. Members present: Richard Peterson, Trude Elliott, Carol Chamberlain, Truman Jordan, Dave Davis, Jerry Keleher. Absent: Rich Hileman. Also in attendance: Perry Gruver, Zoning Administrator; Marty Christensen representing the Design Committee.

1. Approval of Agenda and May 11, 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: Minor boundary change application for 314 4th Avenue SW and 310 4th Avenue SW. Peterson said that it was his understanding that this is a minor boundary change that rectifies a garage that was built on someone else's property some time ago. One of the properties is for sale and both owners are requesting this change before the sale. The setbacks are correct after the boundary change. Elliott made a motion to approve the minor boundary change as requested, seconded by Chamberlain. Carried all. Hileman absent.
4. Public Hearing: Proposed Design Standards Ordinance. Peterson opened the public hearing. Peterson provided members with a revised copy of what was discussed last month as well as Marty Christensen's comments. Christensen was in attendance representing the Design Committee. He stated that one of the major differences between the copy that was recently provided to him for comments and the original version that was given to the commission to work from was the lack of the inclusion of any administrative elements. He wants to make sure there is a complete administrative prescription for this ordinance, which could fall under Planning and Zoning Administration. It differs slightly in that it has an aesthetic judgment component and most similar ordinances have some "body" that is reviewing applications that is specialized. Other questions he had were the definition of legal residence, definitions of residential style, prohibited materials and lighting. Christensen feels that this ordinance generally meets the intent of the committee. Commission members felt that the lighting aspect was not a Planning and Zoning issue and shouldn't be included in this ordinance. Christensen said that the original intent was to try and not impose any of the included constraints on any residential other than multi-family or rentals and there was more of an issue to be dealt with in the commercial building and lighting than there is for homeowners or residential. Peterson asked Christensen if what they've come up with so far starts to address the kinds of things that the original committee wanted

addressed. Christensen said yes, the goal was to establish a baseline that is not too disturbing. Jordan said that the administrative aspect was left out because once they started talking about it, it got quite complicated and the Zoning Administrator did not object when they talked about incorporating it into the zoning law and leave it with the Zoning Administrator. Christensen said that the Zoning Administrator is qualified to interpret these things and does his research and the appeals board, Board of Adjustment, would just need to do their research if an appeal came up. He sees this as a big improvement. Truman stated that having a totally separate board to review the design applications would add another step in the process it would be easier for the applicant to go to one place for review.

The issue of prohibited materials was discussed briefly and members felt that it would make it clearer to applicants to list only approved applicants and there would be fewer questions.

The lighting issue was discussed and it was decided that this was a much bigger issue and Planning and Zoning would not add this to the proposed ordinance unless asked to do so by Council. Chamberlain said it was her feeling that if it was added to the proposed ordinance the only aspect that could be looked at is the design only.

Peterson declared the public meeting closed. Members reviewed and discussed some of the concerns mentioned above and made slight modifications to the proposed ordinance. Davis made a motion to present the proposed ordinance as amended tonight to City Council for review. Seconded by Keleher. Carried all.

5. Zoning Administrator Report. Full report available at City Hall.

Meeting adjourned at 8:05 PM.

Respectfully submitted,
Marsha Dewell
Administrative Assistant