

MINUTES
MOUNT VERNON PLANNING AND ZONING COMMISSION
JUNE 8, 2016

The Mount Vernon Planning and Zoning Commission met June 8, 2016 at Mount Vernon City Hall Council Chambers with the following members present: Truman Jordan, Trude Elliott, Rich Hileman, Richard Peterson, Matthew Nelson, Jenna Wischmeyer and Joan Burge. Also in attendance, Zoning Administrator, Matt Siders and Chad Sands from ECICOG. Meeting was called to order by Chairperson Truman Jordan at 6:33 p.m.

1. Approval of Agenda and May 11, 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. Recommendation to City Council regarding request by Jim Moore to add retail as a permitted use in Limited Industrial. Jordan said that this item was dealt with at previous meetings. At the last City Council meeting this item was discussed and City Council chose to remand it back to Planning and Zoning to send a recommendation back to them. Council was told at that time that Planning and Zoning had already voted not to take any action and not change the uses in the Limited Industrial zone but they still request that Planning and Zoning make a recommendation to them. Jordan questioned whether a public hearing would be needed once a recommendation is made but it was determined that unless changes are being made to the code, no public hearing is needed. Hileman made a motion that a recommendation be made to Council that the general retail uses that are in Table 4-2 not be added as permitted uses in the Limited Industrial zone. Part two of Hileman's motion is that the Planning and Zoning Commission make further recommendations to City Council about additional uses that Planning and Zoning believes could be appropriately added to the Limited Industrial Zone as soon as they can do that. Hileman's motion seconded by Elliott with the exception of part two of the motion being removed. The current motion and second is a recommendation from Planning and Zoning to City Council that the general retail uses that are in Table 4-2 not be added as permitted uses in the Limited Industrial zone. All in favor. Motion passes unanimously.
4. Discussion of proposed rental ordinance. The commission was provided a copy of the state rental law (Chapter 562A). It was determined that some of the sample City rental ordinances that have been looked at previously replicate pieces of the state law. The rental sub-committee has met since the

last Planning and Zoning meeting and decided that because of the state law that is in place, the main things Mount Vernon would need to discuss are parking, inspections and registration. Elliott voiced concern over having these discussions right now when the City will be doing a massive review of their zoning ordinance. Hileman said that the only reason that a rental ordinance was being discussed was because of complaints about parties in rental properties. Nelson agreed but said that during that process there things that were learned about safety at rental properties. Hileman thought that registration of rental properties was a good idea, as well as regulating parking and the number of people living in a home. There was no further discussion.

5. Discussion with Chad Sands regarding Zoning Ordinance revision. Siders provided the commission with a document that showed the scope of services that was given City Council to approve for ECICOG to provide services. Sands explained that after going through the Comprehensive Plan process, now was a good time to take a look at the Zoning Ordinance. According to State law, the Zoning Ordinance implements the Comprehensive Plan and during the planning process there were a few items in the Zoning Ordinance that were laid out that should be looked at. Tonight will just be a preliminary discussion about the process so we can get started at the next meeting. Sands will be working very closely with City staff, especially Matt Siders, as he looks at these issues on a day to day basis. Siders and Sands will come up with a list of changes that will be brought to Planning and Zoning. Commission members should also be compiling a list of issues that are of concern. Sands will be meeting with Siders once or twice a month and meeting with the commission once a month to go over the changes. He will also provide suggestions and input as the process is taking place. There will ultimately be a public hearing at the Planning and Zoning level as well as Council after a recommendation is made to them. These changes will only apply to the Zoning Ordinance. Sands estimated the process could take approximately eleven to twelve months. The next meeting will be July 13, 2016. Commission members will compile a list of concerns and forward them on to Jordan and Siders for discussion at the meeting.
6. Zoning Administrator Report. The school district is looking at creating a larger sign for their championship signs located on the edges of town. Two of the three signs are being required to move because of the bypass. Siders is dealing with numerous “requests for action” forms for nuisance requests.
7. Old Business. None.

8. New Business. None.

Meeting adjourned at 7:35 p.m.

Respectfully submitted,
Marsha Dewell
Deputy Clerk