

MINUTES
MOUNT VERNON PLANNING AND ZONING COMMISSION
SEPTEMBER 14, 2016

The Mount Vernon Planning and Zoning Commission met September 14, 2016 at Mount Vernon City Hall Council Chambers with the following members present: Truman Jordan, Trude Elliott, Richard Peterson, Matthew Nelson and Joan Burge. Absent: Rich Hileman and Jenna Wischmeyer. Also in attendance, Zoning Administrator, Matt Siders and Chad Sands from ECICOG. Meeting was called to order by Chairperson Truman Jordan at 6:35 p.m.

1. Approval of Agenda and August 10, 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. Discussion of proposed Zoning Ordinance changes. Chad Sands was in attendance to go over updates and discussion items with the commission. Sands met with City Administrator Nosbisch and Matt Siders last week to go over the format they prefer. Next month Sands will have a draft based on this format for review. Wischmeyer sent an e-mail to everyone earlier in the day with areas of concern, which Sands went over with the commission. Her first point was she liked the format of Anamosa's ordinance as it was well organized and easy to follow and she was in favor of a similar approach. Wischmeyer's second point was that Anamosa's ordinance states that the Zoning Administrator has the authority to enforce the ordinance and there is a process for people to file complaints if a violation has occurred. This is similar to Mount Vernon's code but it is a matter of time constraints for our Zoning Administrator to enforce unless an outside complaint arises. Sands said that the issue the City of Mount Vernon may have to look at is whether they want a full-time Zoning Administrator. Wischmeyer's third point was that she likes having a chart or matrix for each zoning district summarizing the relevant requirements (which could be tailored towards Mount Vernon). Wischmeyer's fourth point was in regards to "special exception" uses in the Anamosa ordinance, which Mount Vernon does not have in its code but she thought it was a good idea to have them. Siders felt that special exceptions and conditional uses that Mount Vernon has were similar. Wischmeyer's last point was that the commission should take a look at the permitted and special exception uses appropriate for each district. Sands said this was one of the main things that would be done during this process and update the format to mirror Anamosa's. Sands felt that having a shorter, more defined list of permitted uses would be better going forward. Sands told the commission that they would have the

first draft of the ordinance a couple of weeks before the next scheduled meeting. At that time the group will begin to go through the ordinance in detail. This will include looking into the current design standards for any changes that may be needed.

4. Zoning Administrator Report. Siders reported that there has been conversation with developers west of Stonebrook regarding future development.
5. Old Business.
6. New Business.

Meeting adjourned at 7:40 p.m.

Respectfully submitted,
Marsha Dewell
Deputy Clerk