

RESOLUTION #1-19-2015A

A Resolution approving preliminary and final plat for NS First Addition to the City of Mount Vernon, Iowa, a Minor Subdivision.

Motion made by \_\_\_\_\_, seconded by \_\_\_\_\_ to \_\_\_\_\_  
Resolution #1-19-2015A

Resolution #1-19-2015A \_\_\_\_\_ on January 19, 2015, by the following roll call vote:

YES:

NO:

ABSTAIN:

ABSENT:

MOUNT VERNON CITY COUNCIL  
MOUNT VERNON, IOWA

\_\_\_\_\_  
James L. Moore, Mayor

ATTEST:

\_\_\_\_\_  
Sue Ripke  
Assistant City Administrator/Clerk

## **Minor Plat Application for 116 Second Ave SW**

### **PLAT INFORMATION**

- A. Owner – City of Mount Vernon IA 213 First Street NW Mount Vernon IA 52314
- B. Name, Signature, License Number, seal and address of engineer, land surveyor, Architect, planner, and or landscape architect involved in prep of plat –Please see Plat Document
- C. Title Block denoting type of application, tax map sheet, legal description, and general location – Please see Plat Document
- D. Key map, showing location with reference to surrounding property, streets, current street names, city limits, and other features within a mile of the subdivision boundary. Please see Plat Document
- E. Present and Proposed Zoning (See attached Zoning Map)
- F. North arrow, date, and graphic scale. –Please see Plat Document
- G. Proof that taxes are current. – Not applicable since City-Owned
- H. Signature blocks for Planning and Zoning Commission Chair, Administrative Official, and Mayor – Please see Plat Document
- I. Appropriate certification blocks – Please see Plat Document
- J. Monumentation – Please see Plat Document
- K. Metes and bounds description, including dimensions, bearings, curve data, tangent length, radii, arcs, chords, and central angles for all centerlines and ROW's, and centerline curves on streets. – Please see Plat Document
- L. Acreage of tract – Please see Plat Document
- M. Date of original and all revisions – Please see Plat Document
- N. Location, dimensions, and names of existing streets, driveways, and public sidewalks – Please see Plat Document

- O. All proposed lot lines, lot dimensions, and lot areas in square feet – Please see Plat Document
- P. Copy of any existing or proposed deed restrictions or covenants – N/A
- Q. Existing and proposed easements or land reserved for or dedicated for public use. –Please see Plat Document
- R. Payment of application fees. –per City Hall

### **ENVIRONMENTAL INFORMATION**

- A. Property owners and property lines within 300 feet – NEED
- B. All existing watercourses, flood plains, wetlands, habitat areas, or other environmentally sensitive features within 200 foot. – N/A
- C. Survey of mature trees and wooded areas, (noting size and location of trees) and mature or environmentally sensitive vegetation. – N/A
- D. Topography at five foot contours. – Please see Plat Document
- E. Existing site drainage systems – N/A
- F. Drainage calculations and percolation tests. – N/A

### **IMPROVEMENTS AND CONSTRUCTION INFORMATION**

- A. New block and lot numbers – No change
- B. Certification and seals from licensed Professional Engineer, as required by Ordinance. – N/A

### **ADDITIONAL INFORMATION NEEDED**

- A. Existing buildings on the site as well as on immediately adjacent lots – Please see Plat Document
- B. Existing utility lines adjacent to the site from which service would be extended to the new lots. – No change





MINUTES  
MOUNT VERNON PLANNING AND ZONING COMMISSION  
January 14, 2014

The Mount Vernon Planning and Zoning Commission met January 14, 2014 at Mount Vernon City Hall Chambers with the following members present: Truman Jordan, Trude Elliott, Joan Burge, Jenna Wischmeyer and Richard Peterson. Absent: Rich Hileman. Also in attendance, Zoning Administrator, Matt Siders and Brandon Scheil with Night Shift. Meeting was called to order by Chairperson Truman Jordan at 6:35 p.m.

1. Approval of Agenda and July 9, 2014 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 and discussion and possible action on approval of preliminary and final plat for NS First Addition to the City of Mount Vernon, Linn County, Iowa, a Minor Subdivision. Jordan open public hearing with no objections at 6:36 p.m. Brandon Scheil with Night Shift explained that they would like to open a branch of their company, a commercial cleaning service, in Mount Vernon. They approached the City Council about purchasing the property on 2<sup>nd</sup> Avenue SW, which the City agreed to. Zoning Administrator, Matt Siders, explained that in order to sell the building to them, it needs to be split off from the remaining City owned property. Doing this would divide one lot into two separate lots, which would fall under the criteria for a Minor Subdivision (Section 166.07 of the Mount Vernon Subdivision Ordinance). This also meets all of the zoning requirements for the Town Center district. Jordan closed the public hearing at 6:49 p.m. Elliott made a motion to approve the preliminary and final plat for NS First Addition to the City of Mount Vernon and forward recommendation on Mount Vernon City Council for consideration. Motion seconded by Burge. Carried all.
4. Zoning Administrator Report. Siders gave a brief update on recent building permits that have been reviewed, issued and pending. There will be two permits that will go before Board of Adjustment for variances in the near future.
5. Old Business. Jordan reminded everyone of the ongoing work being done on the Comprehensive Plan update and encouraged attendance.
6. New Business.

Meeting adjourned at 7:19 p.m.

Respectfully submitted,  
Marsha Dewell  
Deputy Clerk

