

MINUTES
MOUNT VERNON PLANNING AND ZONING COMMISSION
OCTOBER 10, 2018

The Mount Vernon Planning and Zoning Commission met October 10, 2018 at Mount Vernon City Hall Council Chambers with the following members present: Joan Burge, Trude Elliott, Truman Jordan, Jay Willems, Jenna Wischmeyer, Matt Nelson and Rich Hileman. Also in attendance, Zoning Administrator, Matt Siders, Associate Planner, Heather Flynn and Patrick Alvord and Brenda Nelson with Confluence. Meeting was called to order by Jordan at 6:31 p.m.

1. Approval of Agenda and September 12, 2018 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 and possible action on approval of final plat for Stonebrook 6th Addition to Mount Vernon, Iowa. Commission members were provided a copy of the final plat for review. Other than a few small changes made to the infrastructure, no other changes have been made since the preliminary plat was approved. Wischmeyer referenced the final plat requirements in the Subdivision Ordinance and asked if everything was in order. Siders said that all requirements had been met and all documents were in order, even though Planning and Zoning did not have all documents referenced. Wischmeyer made a motion to approve the final plat for Stonebrook 6th Addition, contingent upon receipt of items in the Subdivision Ordinance, Section C on page 26. Seconded by Willems. Carried all.
4. Presentation and discussion of By-Pass/Sub-Area plan-Confluence. After input from the City and public, Confluence has put together a conceptual plan for the by-pass area. Patrick Alvord and Brenda Nelson with Confluence were in attendance to present the plan and update Planning and Zoning on what they are doing as part of their public input process and planning process for the land use plan for the new Highway 30 by-pass. The four components involved in the process are visioning and identity, land use and transportation planning, overlay and zoning districts design guidelines and an implementation plan. The intent is to create an actionable document that will be used as guidance for the long term development of the corridor. The intent is for the overlay zoning districts and design guidelines of this document to be formally adopted by Council. In February, the first public input meeting was held with very good turnout. There was big emphasis on parks, trails, splash pads and open space, a

desire for more retail storefronts, landscaped streets, incorporation of round-a-bouts, incorporation of architectural signage and some creation of a town center or square. Some areas of dislike included apartment buildings or more traditional multi-family housing, industrial buildings, big box stores, parking fields and buildings with large parking lots. There was also an exercise done to come up with a land use plan. Some key take-a-ways from the exercise were to keep some agriculture, especially south of the highway, develop residential between Mt. Vernon and the highway (from existing Hwy 30 and the new by-pass), try to isolate commercial near the interchange of the two highways, create park and open space along the waterways, get some mixed use and office near the interchange as well as medium density residential and avoid high density as much as possible. Two different options were prepared for a land use plan but only one will be finalized. Other areas that were looked at were trails, parks, streets and utilities. Studies are recommended for water distribution and sanitary sewer collection.

The next steps in the process are to finalize the future land use plan and develop the draft design guidelines.

5. Zoning Administrator Report. Matt Siders and Heather Flynn met with Chad Sands last week to discuss the revision of the Subdivision Ordinance but were not ready to present anything to Planning and Zoning. They are hoping to have information to present by the next meeting in November. There have been four new construction permits issued for the Spring Meadows subdivision.
6. Old Business.
7. New Business.

Meeting adjourned at 8:00 p.m.

Respectfully submitted,
Marsha Dewell
Deputy Clerk

