

MINUTES
MOUNT VERNON PLANNING AND ZONING COMMISSION
NOVEMBER 8, 2017

The Mount Vernon Planning and Zoning Commission met November 8, 2017 at Mount Vernon City Hall Council Chambers with the following members present: Truman Jordan, Trude Elliott, Matthew Nelson, Rich Hileman and Joan Burge. Absent: 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 October 11, 2017 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 of proposed Zoning Ordinance changes. Chad Sands provided commission members with an updated draft of the Zoning Ordinance. All changes have been made that have been discussed and this would be the “first” draft of the final draft. Sands also provided members with a list of the discussion issues that have been discussed so far from start to finish. The Zoning Administrator, City Administrator and City Engineer have contributed to this list. The list of items discussed are below.

Make Mass Retail a conditional use in General Commercial – p.56. This issue came from the City Administrator. Currently in the existing ordinance this is not allowed anywhere. This would go to Board of Adjustment as a Conditional Use and they would be able to set certain conditions to make sure mass retail would be appropriate. This suggestion stems from other cities where mass retail has come in and fought for not being allowed at all and having it go through the legal channels of being allowed and winning. Hileman and Elliott felt that the decision to allow retail outside of Town Center should be discussed as a broader issue by the community and we shouldn't amend the zoning ordinance based on litigation that has never come up. Sands said this would be the appropriate time to make the change during the ordinance updates and it seems appropriate to him that the City would want a particular tax base with the bypass going through. Having it go through the Conditional Use process would allow for certain restrictions. Discussion will continue on this item.

ADA language requirements updated on p. 102. ADA ramps servicing a dwelling unit are exempt from setback requirements and project 11 feet into a required yard.

Garage issue – limit size or have a site plan to deal with water run off / height and size of accessory buildings [old ordinance 7-2]. Changed to make maximum size of a detached garage 1,750 sq. ft. but can't exceed % of lot coverage; the equivalent of a 4 stall garage and plenty of storage and work space – p. 103. The height and pitch of the roof may be increased at the discretion of the Zoning Administrator if the increase is necessary to complement the pitch and style of the main structure, up to 20 feet. Sidewall maximum would be 12 feet. The main issue on this was aesthetics as to not let a detached garage dominate the neighborhood. Hileman said he didn't feel that the 1750 square foot maximum solved the problem because if you are in a neighborhood of 940 square feet houses you should have a smaller restriction. If you are trying to address the issue you should have a restriction related to the size of the house. Sands suggested restricting the size of an accessory building to no more than the size of the house. Everyone was in agreement with this.

7-7 delete setback/make clear. Will discuss during #11.

9-8 / 9-9 off street parking – rec vehicles on solid parking – Update regulations on p. 120. There was an issue in a residential neighborhood with a commercial vehicle that wanted to park on the lot outside the dwelling. The change would address this issue that is not addressed in the current ordinance. Wording was amended to not allow heavy commercial vehicles (skidloaders, tractors, plows etc.). Wording will be changed to say “commercial vehicles and trailers” and remove the word “heavy”. Another issue was for personal vehicles that need to be parked on an all-weather driveway and could not be parked on the grass. There is currently no such requirement for recreational vehicles. Wording was added that parking is permitted only on all-weather driveways for personal and recreational vehicles. Occupancy rules for recreational vehicles was also discussed and only non-paying guests are allowed to occupy them for a restricted amount of time.

Sign Ordinance – Regulations changed on p. 123-136. Discussion was held on the sign ordinance and no changes were recommended

at this time. The commission will continue to discuss the proposed sign ordinance at the next meeting.

Discussion on the zoning ordinance changes ended and will continue at the next meeting.

4. Zoning Administrator Report. None.
5. Old Business.
6. New Business.

Meeting adjourned at 8:40 p.m.

Respectfully submitted,
Marsha Dewell
Deputy Clerk