

MINUTES  
MOUNT VERNON PLANNING AND ZONING COMMISSION  
MARCH 14, 2018

The Mount Vernon Planning and Zoning Commission met March 14, 2018 at Mount Vernon City Hall Council Chambers with the following members present: Truman Jordan, Trude Elliott, Matthew Nelson, Jay Willems, Rich Hileman and Joan Burge. Absent: Jenna Wischmeyer. Also in attendance, Zoning Administrator, Matt Siders, Chad Sands from ECICOG and land owner, Chad Pelley. Meeting was called to order by Chairperson Truman Jordan at 6:34 p.m.

1. Approval of Agenda and January 10, 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. Public Hearing on review of the Minor Subdivision for Hickory Acres First Addition. Discussion and possible action. Planning and Zoning members were given copies of the plat for this minor subdivision. Jordan opened the public hearing at 6:36 p.m. Chad Pelley, owner of the property, addressed the commission. He has been working with the City Engineer and City Administrator in regards to this subdivision that will include four homes. There is a lift station and water main to the north and west of the property but to extend sewer and water to the property it would cost the city approximately \$300,000. With the recent ordinance that was passed by the City, Pelley will be allowed to apply for a waiver to allow septic and wells individually on the lots. Matt Siders, Zoning Administrator, explained if services were brought closer to these lots, they would be required to hook up to City services. Right now it would meet the requirements for the waiver. Pelley said that more than likely there would be individual wells instead of a community well. Siders said he had reviewed the plat with City Engineer, Dave Schechinger, and from the City's standpoint everything is good. Matt Nelson wanted to make Pelley aware that according to the City's Future Land Use map, the property next to his is slated as Suburban Residential. Pelley said that he was aware of this and had talked with the City Administrator about it. Jordan closed the public hearing.

Hileman did not feel that this strictly complied with the minor subdivision requirements. Paragraph 2 of Minor Subdivision (page 10 in the subdivision ordinance) states that one of the conditions for a minor subdivision is that the subdivision is served by existing utilities and does not require the extension of streets, utilities or public improvements. In this

case, the second part of that conjunction is met because if wells and septic systems are approved by the City Council, the subdivision does not require the extension of streets, utilities or public improvements, but the first half of the conjunction is not met because the property isn't in fact served by existing utilities. The argument could be that this property is currently being served by gas and electric utilities. Hileman said that he was not against this minor subdivision and if someone makes a motion to recommend approval, he would be willing to vote for that with the caveat that the commission ask City Council to look at this particular section of the subdivision ordinance and determine if there is further amendment needed of the ordinance.

Hileman made a motion that the Planning and Zoning Commission recommend approval of this Minor Subdivision to City Council with the caveat that they have some concern about whether it can be approved under the existing language of the Minor Subdivision provision, which requires a subdivision to be served by existing utilities, and this one may not meet that requirement. Hileman's motion seconded by Elliott. Chad Sands said after the process of updating the Zoning Ordinance is complete, Planning and Zoning will then go through the Subdivisiion Ordinance and this can be reviewed at that time as well. All in favor of Hileman's motion. Pelley said his interpretation was that this would not be a burden to the City to extend utilities and this is what allows it to be a minor subdivision. Sands referred to current Chapter 166.18(b) of the Subdivision Ordinance, and said with this motion, Planning and Zoning is making a recommendation to vary the Subdivision Ordinance to allow the process to go forward.

4. Discussion and possible action of proposed Zoning Ordinance changes. Commission members were given an updated copy of the proposed ordinance with changes that have been discussed to date. Sands went over the major changes that have occurred since the commission last met. Highlights of those changes include: A new single family residential district was added; added swimming pools to accessory uses; multiple formatting changes made throughout; several updates made to the sign ordinance. Commission members were tasked with reviewing the updated draft prior to the next meeting in April.
5. Zoning Administrator Report.
6. Old Business.
7. New Business.

Meeting adjourned at 8:38 p.m.

Respectfully submitted,  
Marsha Dewell  
Deputy Clerk