

City of Mount Vernon  
Planning Commission Meeting  
Minutes from March 6, 2018

Chairperson Shelley Acero called the meeting to order at 6:05 p.m. Present were Planning Commission members Shelley Acero, Bekki Cox, Christian Carlson, and Al Lyon. Adair Orr, Chris Bollinger and James Stewart were absent. Staff present: Director Development Services Director Chris Phillips and Senior Planner Rebecca Lowell.

**Minutes**

The minutes from February 20, 2018 were approved with one minor change.

**Work Session on South Kincaid Sub-Area Plan:**

Mrs. Lowell started off explaining that the city is approaching the time frame that will provide public hearings on this topic. She then continued with a Power Point presentation.

The presentation gave an overview of how and why the city is able to proceed with a Sub Area Plan. The Comprehensive Plan is required and covers the entire city over a 20 year time frame. The Sub Area Plan is optional. It is a smaller targeted part of the Comprehensive Plan. Areas are picked with similar characteristics that they have currently or what they may have in the future. The South Kincaid Sub-Area Plan will be a part of Chapter 2- Land Use Element in the Comprehensive Plan.

Mrs. Lowell explained that the Goals, Objectives and Policies of the Sub Area Plan are important. They guide the development of regulations and directs day to day decisions by city staff. The DRAFT of these Goals, Objectives and Policies has been submitted for the Planning Commission to review.

The City has sent out letters to property owners, in the Sub Area, to inform them of the City's intention to rezone the Sub Area. The zoning would go to a new designation of C1c. The property owners were invited to a couple of informal question and answer sessions at City Hall.

There was continued discussion about the building height in the new zone and Parking requirements. The parking requirements will fall back onto the MVM Parking Code at this time but, the City would like to have a study done that might potentially allow the reduction of some of the parking requirements. More discussion about how to alleviate the perceived parking problem by adjusting parking hours and also discontinuing some of the one way streets.

The Design Standard code was also briefly presented. Mrs. Lowell explained that there will be continued review for both the Design Standard code and the Sub Area Plan.

**2018 Commission Schedules**

Mrs. Rebecca Lowell reviewed the Planning Commissions upcoming schedule. She reviewed the anticipated work that will need to be covered with the Planning Commission.

### **Miscellaneous**

Discussion continued on various topics:

- Cold Weather Shelter- zero issues at this time
- Design Standards presentation to City Council preparation
- Small Cell Sites
- Docketing process for Comprehensive Plan Amendments
- Save the date April 2<sup>nd</sup>- Public Sub Area Open House
- Next meeting 2 weeks from today

The meeting adjourned at approximately 7:24 p.m.