

# BOARD OF ADJUSTMENT – AGENDA

May 25, 2023  
Mount Vernon City Hall  
213 1<sup>st</sup> St. NW  
Mount Vernon, IA 52314  
5:30 PM

1. Approval of Agenda.

2. Approval of minutes from March 21, 2023, meeting.

~~3. Public hearing, discussion, and possible action on an application for~~  
~~[REDACTED]~~  
~~[REDACTED]~~  
~~[REDACTED]~~  
~~[REDACTED]~~

**Board of Adjustment  
Minutes – March 21, 2023**

**Mount Vernon City Hall**

Meeting was called to order and public hearing opened at 5:30 p.m. by Rich Plaver

**Mount Vernon, Iowa  
Application for Conditional Use Permit**

Mount Vernon Zoning Regulation §1309(3) requires the Applicant to provide the following information:

Please type or print legibly.

[Redacted area]

Year Property Acquired by Owner:

9 6

Present Property Zoning Classification: *Commercial*

Present Use of Property: *Bar*

Reason for Conditional Use Permit request:



# Bridge Community Ban

Bob Stein  
302 Hwy 1 S  
Mount Vernon IA 52314  
563-432-7291

Hwy 1 SW

# Legend

302 IA-1  
Bridge Community Bank

3.3 PV DISK

1/2  
1.5

50 module array

5

0



**STAFF REPORT**

**AGENDA ITEM:** Application for Conditional Use at 302 Hwy 1 South

**GENERAL INFORMATION:**

**Applicant:** Bridge Community Bank

**Requested Action:** Conditional Use Permit for installation of ground-mounted solar

**Zoning:** General Commercial (GC)

**Zoning Overlay:** US Hwy 30 Corridor Master Plan

**ZONING INFORMATION:**

- Base zoning for this parcel is *General Commercial (GC)*.
- Conditional Uses approved for this district include *Alternative Energy Production*, subject to approval by the Board of Adjustment.
- By definition, this property is a double frontage lot, with Virgil Avenue to the east and Hwy 1 on the west.
- This parcel is located within the US Highway 30 Overlay District.

**FRONT YARD SETBACK:** The following regulations for front yard setback are specific



Mount  
Vernon  
IOWA