

City of Mount Vernon
Planning Commission
Meeting Minutes of October 6, 2009

Chairperson **Denny Legro** called the meeting to order at 7:00 pm. Present were commission members **Warren Cheney, Mark Hulst, Gary Molenaar** and **Al Lyon**. Staff members included **Jana Hanson** and **Elizabeth Higgins**, and consultant **Don Largent**.

Minutes from August 18, 2009 were motioned for approval by **Mr. Hulst** and seconded by **Mr. Cheney**. Motion carried.

Ms. Higgins introduced HKP Architects: **Adair Orr, Julie Blazek, Kevin Barber** and **Russ Weiser**. **Kevin Barber** of **HKP** did a presentation on building heights and setbacks in the shoreline management zone. Their presentation included a power point that showed the current and proposed building heights in certain blocks of downtown. Some buildings already meet the height requirements. They demonstrated the different looks of terracing the buildings from 25' to 55' versus all buildings at 55'. Examples of current building heights are: Courthouse 44', Odd Fellows 42', **Eddies 32', Moose Lodge 31', Calico Cupboard 30', President Hotel Apartments 62'. There is no height limit in the C1 district right now. **HKP** recommended terracing the buildings starting at 25' then go in 10' increments up to 55'. They suggested to look at codes that would give developers bonuses for more open space in their projects.

Julie Blazek gave a presentation on Design Guidelines. At this point, this is just a voluntary option. It gives ideas to building owners and developers what would be an aesthetically pleasing look at restoring or building downtown. She reviewed options for doors, windows, roofing, site features textures and scale.

Mr. Cheney asked about awnings projecting into the 10' setback from the flood wall. **Ms. Hanson** said that is a very good question and they will look into how that will work with the operational functions of the flood wall.

Don Largent's presentation on the Shoreline Management Program was the Draft Goals, Policies and Regulations that was handed out. He reviewed each page with each topic.

Mr. Cheney asked about public access to the Dikes. **Darrel Hamburg** from Dike District 17 got up to explain that a majority of their dikes are on private property with just easements across them. Not much available for public use.

Mr. Hamburg also asked about what code or regulation the City was going to have on houses that are built land side of dikes that are "pier blocked" into the dike are so they can have a view of the water.

Meeting was adjourned at 8:30pm.

**Correction was made following the meeting; Eddie's height was 40'.