

NOTICE OF PUBLIC HEARING ON AMENDING A PD (PLANNED UNIT DEVELOPMENT) IN
SERGEANT BLUFF, IOWA

You are hereby notified that the Planning & Zoning Commission will hold a public hearing on May 4, 2021 at 6:00 pm via electronic/teleconference (details below) to hear public comments on an application to amend an existing PD (Planned Unit Development) submitted by Oak Hill Land & Realty LLC, which represents at least 51 percent of the owners of the property within the PD district, locally known as Oak Hills. Said PD is legally described as Blocks 1-12 of Oak Hills Addition, in Sergeant Bluff, Woodbury County, Iowa.

The amendment requested is for a changed use for Lot 4 of Block 4 of Oak Hills Addition to convert the existing 1.36-acre park space into an area with storage units and a community building with party space and laundromat. The proposed change will serve the community of Oak Hills. The proposed change is part of the negotiations and terms in a land exchange agreement executed on February 28, 2020 with the City of Sergeant Bluff.

In light of the Emergency Proclamation issued by Mayor Winkel all Planning & Zoning Commission meetings going forward shall continue to be conducted by electronic means. An in-person meeting with unlimited attendance is impossible or impractical due to the ongoing public health threat of the Novel Coronavirus 2019 (“COVID-19”) and the need to maintain proper social distancing in a confined area. Electronic meetings preserve the City’s safe operation and will be continued as a public health measure to avoid gatherings of diverse groups that could risk the health of those who need to participate or may have interest to participate in person. For good cause, the Planning & Zoning Commission shall continue holding electronic meetings, but also allow in person gathering on City property for members of the Commission who wish to appear in person. The Mayor may also authorize limited in person attendance of additional City staff members necessary for operations or an interested party with business to be addressed at the meeting. In person attendees shall be required to follow all rules for City property including maintaining social distancing and the use of face masks. Those attending in person will also at the same time participate in the electronic meeting, and no business or portion of the meeting will be conducted without use of electronic conference call accessible to others and the public. The Planning & Zoning Commission meeting shall allow for limited in person attendance as described, and the meeting shall be conducted by electronic conference call including those attending in person and which shall allow for public access to the extent reasonably possible through the internet and phone:

Attend the meeting via website: <https://rb.gy/xwhuui>

Or: <https://us02web.zoom.us/j/89057898422?pwd=Tkx3NG55Z2tQQkY2VjJGUHU3eHhOQT09>

Meeting ID: 890 5789 8422

Passcode: 957957

Via phone: 877 853 5247 US Toll-free

All interested persons are urged to comment, either in person, by agent or attorney, or in writing.

Danny Christoffers, P&Z Secretary



LOT 4 OF BLOCK 4