

SERGEANT BLUFF, IOWA
Planning and Zoning Commission Minutes

Electronic Meeting, 6:00 PM

April 6, 2021

Chairman Kehrt called the meeting to order at 6:00 pm

Attendee Name	Title	Status	Arrived
Chad Kehrt	Chairman	Present	
Anthony Lamb	Vice Chairman	Absent	
Mark Monson	Board Member	Present	6:38
Wayne Johnson	Board Member	Present	
Glenda Moriarty	Board Member	Present	
Kevin McGregor	Board Member	Present	
Shawn Streck	Board Member	Absent	
Michelle Colvert	Board Member	Present	

Also in attendance were:

James Colvert, Building Inspector

Danny Christoffers, Secretary

Drew O'Brian and Matthew Strom with Lloyd Co.

In light of the Emergency Proclamation issued by Mayor Winkel all Planning & Zoning Commission meetings going forward shall be conducted by electronic means. An in-person meeting is impossible or impractical due to the ongoing public health threat of the Novel Coronavirus 2019 ("COVID-19"). 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. For good cause, the Planning & Zoning Commission has deferred having a public meeting at City Hall until further notice. As an alternative, the Planning & Zoning meeting scheduled on the above date was conducted by electronic conference call which allowed for public access to the extent reasonably possible through the internet and phone.

Approve the Minutes

A motion was made by Colvert, seconded by Johnson to approve the minutes of the March 2, 2021 Regular Meeting.

All ayes, motion carried.

Public Hearing @ 6:00 pm - Rezoning Parcels

The Planning & Zoning Commission is considering a rezoning application submitted by Luke Jessen on behalf of Riverbend Townhomes to rezone 213 Sergeant Square Drive from ML (Light Manufacturing) to MF-1 (Multi-Family Residential).

A motion was made by McGregor, seconded by Moriarty to open the public at 6:03 pm.

All ayes, motion carried.

Danny Christoffers said that the Public Hearing notice was posted in the normal locations, published in the Advocate and mailed to the property owners within 200 feet. There were no public comments received.

James Colvert reviewed the zoning of the surrounding properties. He explained that we normally don't want to put a manufacturing zone next to a residential zone. He does not have a problem with the project. His recommendation was that we change the zoning of some of the nearby properties to BGH or BN due to the fact that only two businesses are doing any type of manufacturing, the other businesses are not doing manufacturing. In this way we would have business districts next to a residential district rather than a manufacturing district.

Glenda Moriarty asked if they had any trouble renting the current units.

Drew O'Brien with Lloyd Companies said that they have 160 townhomes and they are currently 98% occupied. They have remained consistently full.

A motion was made by McGregor, seconded by Colvert to close the public hearing at 6:12 pm. All ayes, motion carried.

Commission Discussion and Vote:

Chad Kehrt stated that the Comprehensive Plan showed this property remaining in Light Manufacturing. He believed the Comprehensive Plan is probably not correct and it's not currently zoned correctly. He expressed concern about only rezoning this one property, it could be spot zoning. He would like to look at the whole area and review the zoning.

The zoning of the surrounding properties, what is allowed in those zones, and what would be allowed if the properties were rezoned was extensively discussed by the Commission.

Wayne Johnson asked if the property was purchased with the intention of putting an apartment complex on the property?

Drew O'Brien said that he would have to check when the property was purchased, but he assumed that was the case.

Chad Kehrt said that he is not opposed to the property being rezoned to MF-1 if we rezone some of the other properties prior to that.

Michelle Colvert expressed concern about giving up the business district zoning. She would like to see it as some sort of business zoning.

Wayne Johnson explained that he wanted to avoid a patchwork of different zoning districts. He also expressed concern about giving up a business district when we're trying to attract businesses as well.

A motion was made by Colvert, seconded by Johnson to recommend the denial of the rezoning application submitted by Luke Jessen on behalf of Riverbend Townhomes to rezone 213 Sergeant Square Drive from ML (Light Manufacturing) to MF-1 (Multi-Family Residential).

Roll Call Vote: Streck- absent, Colvert- yes, Johnson- yes, Monson- absent, Kehrt- yes, Lamb- absent, Moriarty- yes, McGregor- yes.

All ayes, motion carried.

Provide Optional Input on Sioux City's Annexation of Property

There was no input from the Planning & Zoning Commission.

Mark Monson arrived at 6:38 pm.

Discussion on zoning districts

James Colvert overviewed the proposed zoning district changes and provided suggestions and changes.

RG20 and M districts were covered.

Comments and updates

Danny Christoffers said that there will be a public hearing for an amendment to the Oak Hill PUD at the next Planning & Zoning Meeting.

Set date for the next Planning & Zoning Commission meeting:

The next Regular Meeting will be May 4, 2021.

Adjourn:

A motion was made by Moriarty, seconded by Colvert to adjourn at 7:09 pm.
All ayes, motion carried.

Danny Christoffers, P&Z Secretary

Chad Kehrt, Chairman