

SERGEANT BLUFF, IOWA
Planning and Zoning Commission Minutes

Electronic Meeting, 6:00 PM

May 4, 2021

Chairman Kehrt called the meeting to order at 6:06 pm

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

Also in attendance were:

Aaron Lincoln, City Administrator

Danny Christoffers, Secretary

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 Moriarty to approve the minutes of the April 6, 2021 Regular Meeting.

All ayes, motion carried.

Public Hearing @ 6:00 pm - Amending a PD

The Planning & Zoning Commission is considering 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.

A motion was made by Streck, seconded by Lamb to open the public at 6:07 pm.

Motion carried. Kehrt – abstained

Danny Christoffers, Secretary, stated that the Public Hearing notice was published in the Advocate, mailed to property owners and those within 200 feet, and posted in the normal locations.

The Planning & Zoning Commission received public comments that were sent by e-mail or mail. Comments in opposition were received from:

Kristy and Cody White, 1358 Vandenberg
Alyssa Zediker, Vandenberg Resident
Raina Vaught, 1572 Harrington
Michele Baumgardner, 1419 Vandenberg

A summarization of the areas of concern that were expressed in the opposing comments (in no particular order) were:

1. The current park should be fixed up instead of replaced.
2. The current park should be made accessible for younger children. Storage units are available elsewhere. Storage units can be an eyesore.
3. A laundromat and storage facility is not necessary for those who live here. The residents have their own laundry machines.
4. This may result in rent increases.

One comment in favor was received from:

Dave Luhman, 2000 Roundtable, he expressed that this will give the residents with the PUD the ability to utilize the Lot 4 space for acceptable needs.

There were no public in attendance to provide additional public comments.

Aaron Lincoln, City Administrator, explained that we were under a rehabilitation agreement with the prior owner when it was sold to the current owner. We did a land exchange agreement with the new owner. The City received some property on the northern end of Oak Hills and they received the two parks. As part of that agreement he would redevelop lot 4 and the south park. We no longer own that property. They intend to keep the southern park, as a park but would add storage and other facilities on lot 4.

Aaron reviewed the history of why this area was designated as a Planned Unit Development. He explained that he has had two design review committee meetings to clarify drainage, fire access, and other items. The application meets the code. They will not construct for 12-18 months. They still need to provide final building plans and a site plan. We recommend that this application be approved.

Anthony Lamb asked if the public comments had been provided to the property owner and if there was a response from the property owner?

Aaron Lincoln said that we did. He read a statement from the owner: "This is a well designed space to enhance the community with storage, small laundry facility, and community/party center. The south park will remain and there are enhancement plans for that."

Aaron explained that these are not city owned parks.

Anthony Lamb asked if this storage is designed as 24-hour access?

Aaron Lincoln said that it is. There is an electric sliding gate planned when the facility is not being used.

A motion was made by Colvert, seconded by Streck to close the public hearing at 6:19 pm.
Motion carried. Kehrt – abstained

Commission Discussion and Vote:

Anthony Lamb expressed concern that it may not fit the area very well, as it is storage in a dense residential area. He thought something else might fit better. The community room and laundromat were a pretty good fit.

The provided map was reviewed and discussed.

Shawn Streck explained he liked the idea of having some storage in the area as well as the rec room.

Michelle Colvert said that she was in favor of this, but she expressed some concern that storage might build up outside of the building. She asked if we can put a condition on this to make sure the storage will be inside the buildings.

Glenda Moriarty would like to get additional documents so that we can see what the buildings would look like. She believes the storage would help in this area.

Aaron Lincoln said that because the applicant was unavailable for this meeting, we could receive more information from them at the June meeting.

A motion was made by Streck, second by Moriarty to table having action on this application to receive additional information from the applicant and hold a new public hearing on June 6, 2021.
Motion Carried. Kehrt – abstain; Colvert – no; 3-1-1

Comments and updates

Aaron Lincoln said that after the previous public hearing regarding Lloyd Companies request for a rezone, the City Council directed James Colvert to address the concerns expressed by the Planning & Zoning Commission. James has sent letters to the property owners and spoke to most of them about the intention to rezone the other properties to conform to the area. The hope is to have an application available to be considered in the June meeting.

Joint Meeting Date

Aaron Lincoln said that the City Council would like to have a Joint meeting with the Planning & Zoning Commission.

Possible joint meeting dates of May 17, 20, 27 were provided.

Set date for the next Planning & Zoning Commission meeting:

The next Regular Meeting will be June 1, 2021.

Adjourn:

A motion was made by Colvert, seconded by Lamb to adjourn at 6:46 pm.
All ayes, motion carried.

Danny Christoffers, P&Z Secretary

Chad Kehrt, Chairman