

SERGEANT BLUFF, IOWA
Planning and Zoning Commission Special Meeting Minutes
Joint Meeting with the City Council

Electronic Meeting, 6:00 PM
May 27, 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	Present	
Mark Monson	Board Member	Present	
Wayne Johnson	Board Member	Present	
Glenda Moriarty	Board Member	Present	
Kevin McGregor	Board Member	Present	
Shawn Streck	Board Member	Present	
Michelle Colvert	Board Member	Present	

DISCUSSION/ACTION ITEMS:

1. Updates from City Council

Items Discussed: The Planning & Zoning Commission will consider a Site Plan for Lloyd Companies and the Oak Hills PD amendment on June 1st and the City Council will consider them both on June 8th. CommCon is July 1st. Board of Adjustments members should be invited to the next joint meeting. Mayor provided an update on various projects in the works, i.e. the Walking Trail and a potential future Pedestrian Bridge were discussed. The 1st Street Project is being worked on. New Community Signs will be put up. The Police Department is exploring new interagency software. We are participating in a Regional Visitors Bureau to encourage more local events. Additional sewer charges from Sioux City and the Sioux City viaduct were discussed. Other Council members provided input.

2. Updates from Planning & Zoning Board

Items Discussed: The Planning & Zoning Commission has been reviewing residential zoning codes. Commercial codes will be looked at next. A record number of building permits were issued last year, we're currently out pacing last year.

3. Zoning Code Review

This item was covered in the previous agenda item.

4. Discussion of Commercial Property Zoning

Items discussed: Future growth in the community. The possibility of getting a second interchange someday. The importance of keeping land zoned as commercial and recent rezoning to residential property. The possibility of solar. General discussion on areas that

may be open for development. There was consensus that we should work with SIMPCO to update the Comprehensive Plan and include Council, P&Z and Board of Adjustment to organize and facilitate the process.

5. Staff update on upcoming projects

Aaron Lincoln said that the City is exploring the possibility of utilizing biodiesel along with the school. Other projects were discussed in the first agenda item.

6. Open Discussion for any topic

Wayne Johnson said that there will be more agricultural materials being brought in by truck rather than train due to price increases to rail.

FYI ITEMS:

1. Sioux City Voluntary Annexation at Singing Hills Blvd/Elk Creek Road

Jon Winkel explained that the area being annexed will result in some new students at our schools since the development is within our school district.

ADJOURNMENT:

A motion was made by Monson, seconded by Colvert to adjourn at 7:57 pm.

All ayes, motion carried.

Danny Christoffers, P&Z Secretary

Chad Kehrt, Chairman