

**SERGEANT BLUFF, IOWA**  
**Planning and Zoning Commission Minutes**

401 4<sup>th</sup> Street, 6:00 PM  
August 3, 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	Remote	
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	
Dan Hunter	Board Member	Present	

Also in attendance were:

James Colvert, Building Inspector  
Danny Christoffers, Secretary

Approve the Minutes

A motion was made by Colvert, seconded by Johnson to approve the minutes of the June 1, 2021 Regular Meeting.

All ayes, motion carried.

Introduction – New P&Z Commissioner Dan Hunter

The new Planning & Zoning Commissioner Dan Hunter introduced himself to the Commission.

Public Hearing @ 6:00 pm - RV Interim Parking

A motion was made by McGregor, seconded by Moriarty to open the public hearing at 6:02pm  
All ayes, motion carried.

The public hearing notice was published and posted. There were no comments submitted by the public.

Charlie Woodford, owner of the manufactured housing community, appeared before the commission. He explained that he has some vacant lots and there is a demand for Recreational Vehicles for people who are working in the area. He went to the City Council to discuss doing it. He would like to change the zoning code to allow it. He explained the types of construction projects in the area that result in workers needing a place to stay.

The commissioners discussed with Charlie Woodford the time frame that these RV's would allowed in his housing community. Multiple commissioners expressed the desire to have a

specified time limit. Further items of discussion included: various methods of regulating RV's, who would be responsible for the utilities, where the propane tanks would be allowed, which of his parks would be allowed to have the RV's, the number of children who might be relocated here with the workers, changing this to a conditional use rather than permitted use.

A motion was made by Colvert, seconded by Monson to close the public hearing at 6:30pm  
All ayes, motion carried.

### Commission Discussion and Vote:

It was proposed that changing this to a conditional use would allow other terms and conditions to apply. The commission discussed how the City can be informed of who the current residents are. Additional changes to the zoning code were considered.

A motion was made by Kehrt, seconded by Colvert to approve and recommend to the City Council the request by Charlie Woodford to amend the zoning ordinance to include RV Interim Parking with the following changes:

1. Remove the designation of Permitted Use and Amend 165B.09 "Land Use Categories Matrix" to add the use type "RV Interim Parking" under the use category "Recreational Commercial" and make "RV Interim Parking" **Conditional Use("C")** for the M-Mobile Home Residential District.
2. Amend 165B.09 "Land Use Categories Matrix" to add a footnote for the RV Interim Conditional Use: "(23) See Section 165B.16 (7.L)"
3. Amend 165B.16(7.L) to add language to prohibit exterior propane tanks to be place on the ground.
4. Affirm that this should remain in the M-Mobile Home Residential District only.

Roll Call Vote: Kehrt- yes; Lamb- absent; Monson- yes; Johnson- yes; Moriarty- yes; McGregor- yes; Streck- yes; Colvert- yes; Hunter- yes;  
Unanimous Motion carried.

### Public Hearing @ 6:15 pm - Rezone Properties

A motion was made by McGregor, seconded by Streck to open the public hearing at 6:53 pm.  
All ayes, motion

The public hearing notice was published, posted, and mailed to the property owners within 200 feet. There were no comments received from the public.

James Colvert explained that when Lloyd Companies built the Riverbend townhomes, that was originally Light Manufacturing zoning, that was rezoned to Multi Family-1. Now that Lloyd Companies has purchased land close to ACS and the Gym on Sgt Square Dr. That was rezoned from Light Manufacturing to Multi-Family-1 to support their apartments.

He the described the proposed properties to be rezoned to make the area more compatible. He stated that heard back from all the businesses except for the gym and the church.

A motion was made by Moriarty, seconded by Monson to close the public hearing 6:58 pm.  
All ayes, motion carried.

### Commission Discussion and Vote:

A motion was made by Streck, seconded by McGregor to recommend to the City Council that the following properties be rezoned:

- A. **319 Sgt Sq Drive – St Lukes Medical Clinic - (From RG-60 to MF-1 district)**  
A TCT OF LAND COMM NE COR LOT 8 AND THEC S 1095.01 FT TO POB; TH EC S 320 FT, W 276.56 FT, NWLY 327.61 FT, & E 349.08 FT SEARGEANT SQUARE 2<sup>ND</sup>
- B. **305 Sgt Sq Drive – Friendship Community Church - (From RG-60 to MF-1 District)**  
SERGEANT BLUF CTY SERGEANT SQUARE 2ND ADDN S 93' OF LOT 10 & PT OF LOT 11 DESCRIBED AS COM AT SW COR OF LOT 11 THNC NW 181.57' TO POB, THNC E 675.74', THNC N 145.69' TO NE COR OF LOT 11, THNC W 701.19' TO NW COR OF LOT 11, THNC SE 152.98' TO POB
- C. **209 Sgt Sq Drive – Grind Fitness - (From ML to BGH District)**  
SERGEANT BLUFF CITY N 92.46' OF E 235.56' OF LOT 10 SERGEANT SQUARE 2<sup>ND</sup>
- D. **205 Sgt Sq Drive – ACS Properties - (From ML to BGH District)**  
SGT SQ 2ND PT LOT 9 COM SE COR THEC W 185 FT N 97.4' E 185' & S 97.4'
- E. **203 Sgt Sq Drive – Quality Communications – (From ML to BGH District)**  
S 110 FT N 206.30 FT E 250 FT LOT 9 SGT SQUARE 2<sup>ND</sup>
- F. **100 Bluffs BLVD – Sgt Bluff Public Works – (From ML to BGH District)**  
SGT SQ 2ND PT LOTS 8 & 9 COM NE COR LOT 8 THEC S 522' TO POB THEC S 12' W 185' S 97.4' W 524.97' N 121 .38' N 220.78' NELY 28.73' E 347.39' S 150', E100' S110' & E 250'
- G. **Sgt Bluff School District Bus Barn – (From ML to BGH District)**  
LOT 8 (EX N 202' OF THE E 300.01'), (EX S 53.7 FT), & (EX TCT FOR RD ROW COM NE COR THEC STATE ASSESSED

Roll Call Vote: Kehrt- yes; Lamb- absent; Monson- yes; Johnson- yes; Moriarty- yes; McGregor- yes; Streck- yes; Colvert- yes; Hunter- yes;  
Unanimous Motion carried.

### Public Hearing @ 6:20 pm - Zoning Amendments – Easements/Fences/Pool

A motion was made by McGregor, seconded by Colvert to open the public hearing at 6:59 pm. All ayes, motion carried.

The public hearing notice was published and posted.

Anthony Lamb submitted a comment to the P&Z Secretary which was passed out the Commissioners. The comment explained his opposition to the easement changes. He also indicated a potential contradictory code change.

James Colvert addressed Anthony's comment. He knows part would need to be taken out. For the easements there are numerous fences in town within the easements. Instead of trying to

correct every single new permit, his fix is to put up a 30% open fence to allow water to flow through it, if they want a privacy fence that would need to be raised 6 inches to permit water flow. There is a liability disclaimer added that would allow us to remove the fence if needed.

Wayne Johnson expressed support for these changes. It's common sense keep fence off the ground to permit water flow. There are older fences that are going to create fences when they need to be rebuilt. This will keep James out of conflict with those property owners and make it easier for contractors, homeowners, and City staff.

James Colvert reviewed the proposed changes with the Commission.

Michelle Colvert asked if 165D.04 F(9) would be removed.

James Colvert said that would be stricken if the ability to have fences in the easements is agreed upon.

Mark Monson asked if there is a 6-foot wooden fence around inground pool but they want to change it to plastic, do they have to apply for a permit to make that change?

James Colvert said that if there are new posts and holes, then yes it would require a permit.

A motion was made by Johnson, seconded by McGregor to close the public hearing at 7:12 pm. All ayes, motion

### Commission Discussion and Vote:

A motion was made by Johnson, seconded by Colvert to recommend to the City Council the proposed zoning ordinance changes amending Ordinance 165A.31-Easements and Ordinance 165D.04-Fences with the change of striking the proposed section 165D.04 F(9).

Roll Call Vote: Kehrt- yes; Lamb- absent; Monson- yes; Johnson- yes; Moriarty- yes;

McGregor- yes; Streck- yes; Colvert- yes; Hunter- yes;

Unanimous Motion carried.

### Comments and updates

Danny Christoffers provided a handout showing some property being annexed by the City of Sioux City within 2 miles of Sergeant Bluff. He did not have an opportunity to amend the agenda, if the Commission wanted to have any formal input we would need to have a special meeting.

James Colvert stated that 14 dwellings are being build this year, one is a four plex on Jan Harmon's property, with 1 more vacant spot for phase 1 of her PUD. There are 8 or 9 houses going up in Serenity Point. A new building permit was issued for Topaz Timbers.

### Community Development Corporation Update

Mark Monson said that they haven't met, but County is moving forward with a new jail. The ground is being prepared, a contractor has been hired to get a street out to the jail. He said the County has had some difficulty determining who is able to make a decision on how to spend money received related to COVID. He discussed the financial situation of the proposed jail.

Set date for the next Planning & Zoning Commission meeting:  
September 7, 2021

Adjourn:

A motion was made by Colvert, seconded by McGregor to adjourn at 7:21 pm.  
All ayes, motion carried.

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Danny Christoffers, P&Z Secretary

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Chad Kehrt, Chairman