

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

401 4<sup>th</sup> Street, 6:00 PM  
September 7, 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	6:16 pm
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	
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 August 3, 2021 Regular Meeting.

All ayes, motion carried.

Public Hearing @ 6:00 pm - Amendments to Land Use Matrix and Residential Districts

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

Danny Christoffers said that the public hearing notice was published in the paper and posted in the normal locations. There were no public comments received.

James Colvert reviewed an addition for propane tanks for the mobile home district. That is already being considered as part of an ordinance change that the City Council is working on.

Chad Kehrt had explained that over the last six months we had been reviewing the residential codes to bring them up-to-date.

A motion as made by McGregor, seconded by Covert to close the public hearing at 6:06 pm. All ayes, motion carried.

### Commission Discussion and Vote:

A motion was made by McGregor, second by Johnson to recommend to the City Council the application to make amendments to the Land Use Matrix and Residential Zoning Districts.

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

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

Unanimous Motion carried.

### Comprehensive Plan

Danny Christoffers said that the City Council has not yet considered the Comprehensive Plan proposal. He was seeking input on whether anything should be added or removed from the proposal. The changes would impact the cost of the proposal.

The Planning & Zoning Commission discussed the proposal, the process involved with creating the Comprehensive Plan, and the best ways to receive input from the public.

A motion as made by Lamb, second by Colvert to recommend proceeding with the Comprehensive Plan proposal with the addition of adding a disaster and hazard mitigation plan (if one is not already in place), to add at least one additional public session to include younger individuals (students), ensuring that an updated Future Land Use Map is included, and allowing an additional 10% to cover the costs of these recommendations.

All ayes, motion carried.

### Comments and updates

James Colvert said that we will have another zoning code change that will address solar panels. We are receiving many calls and inquiries for solar panels on homes.

### Community Development Corporation Update

None.

### Set date for the next Planning & Zoning Commission meeting:

The next Regular meeting date will be October 5, 2021.

### Adjourn:

A motion was made by Colvert, seconded by McGregor to adjourn at 6:35 pm.

All ayes, motion carried.

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Danny Christoffers, P&Z Secretary

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Chad Kehrt, Chairman