

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

City Hall Council Chambers, 401 4<sup>th</sup> Street

February 1, 2022 at 6:00 PM

Michelle Colvert  
Anthony Lamb  
Glenda Moriarty  
Shawn Streck  
Dan Hunter

Chad Kehrt  
Mark Monson  
Wayne Johnson  
Kevin McGregor

The City will be holding meetings using a hybrid of in person and electronic attendance. City property will be open for those who wish to attend in person, and the City will provide electronic access for those who would rather attend through electronic means to the extent reasonably possible through the internet and phone. Those attending in person will also at the same time participate in the electronic meeting, and no business or portion of the meeting will be conducted without use of electronic conference call accessible to others and the public.

Attend the meeting via website:

<https://us02web.zoom.us/j/81737438685?pwd=dDFUekZPUVc4czBXUTBITHpqNIJsQT09>

Meeting ID: 817 3743 8685

Passcode: 769769

Via phone: 888 788 0099 US Toll-free

1. Chairperson/Vice-Chairperson to call meeting to order:
2. Roll Call:

Roll Call

3. Approval of the Minutes
  1. Approve the November 3, 2021 Regular Meeting Minutes
  2. Approve the November 16, 2021 Special Meeting Minutes
  3. Approve the January 4, 2022 Regular Meeting Minutes

3. Discussion and Action Items:

- A. **Public Hearing @ 6:00 pm – Major Site Plan**

The Planning & Zoning Commission is considering a Major Site Plan application submitted by Embree Development Group to build a grocery store with associated C-store fuel station and parking areas.

1. Open Public Hearing
    2. Public Questions & Comments
    3. Close Public Hearing

- B. **Commission Discussion and Vote:**

1. Roll Call Vote: Commission's Recommendation to the City Council

**C. Public Hearing @ 6:00 pm – Rezone**

The Planning & Zoning Commission is considering a rezoning application submitted by Embree Development Group. The applicant's purpose is to rezone the property which currently has three zoning classifications BG (General Business), PD (Planned Unit Development), RG-60 (General Residential), to a single zoning classification of BG (General Business). The property location is more generally described as the northeast corner of S Lewis Blvd and 1 St Street, adjacent to the locations locally known as 100 Hwy 75 (S Lewis Blvd) and 204 S Lewis Blvd.

1. Open Public Hearing
2. Public Questions & Comments
3. Close Public Hearing

**D. Commission Discussion and Vote:**

1. Roll Call Vote: Commission's Recommendation to the City Council

**E. Discussion of Intent for Guidance on a Project**

**F. Annual Election of Chair and Vice-Chair**

4. Comments and updates by the Chairperson/Vice-Chairperson:
5. Comments and updates by City Staff members:
6. Community Development Corporation
7. Set date for the next Planning & Zoning Commission meeting:
8. Adjourn:

Jeanette Kellen, P&Z Secretary