

SERGEANT BLUFF, IOWA
Planning and Zoning Commission Meeting Minutes

401 4th Street, 6:00 PM
November 16, 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	Present	
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
Jeanette Kellen, Secretary
Danny Christoffers, City Clerk

Public Hearing @ 6:00 pm – Tower Development Permit (Modification)

The Planning & Zoning Commission is considering a Tower Development Permit Application (Modification) submitted by KGI on behalf of T-Mobile for a tower located at 5th Street. Parcel #884730476012 at Sec/Twp/Rng: 30-88-47, described as: A TCT COMM NW COR SE 1/4 SE1/4 THEC S 81.35', E 200' N 324.55' TO POB:THEC W 60' N 60' E60' & S 60' NE1/4 SE1/4 The proposed change is to: Remove/replace antennas, radios, cabling, cabinets, etc.

A motion was made by Kevin McGregor, seconded by Michelle Colvert to open the public hearing at 6:01pm.

All ayes, motion carried.

DISCUSSION:

Andy from KGI wireless said assisting/representing Tmobile. Said that a year and a half or two years ago, Tmobile merged with Sprint and so nationally, they are going all through sites to see which want to keep as Sprint sites and which want to combine or replace with TMobile equipment. This tower site in town is one, they will remove the current antenna equipment and the mount, then replace with a new mount. It will be similar, but more structurally compatible with the antenna's that Tmobile is putting up now. Antenna's will be on 3 sectors, and be a little "less" than what is there now, radio equipment will be mounted behind, and the communication lines will also go behind and down to the ground equipment. So from a visibility and communication stand, that is why they are going through the modification process. Chad Kehrt asked if this is on an existing structure. Andy said yes, existing tower structure. Said there are 4 carriers equipment currently on the tower, so it supports other carriers as well, but not adding

anything, just replacing what was there with something smaller. The tower doesn't get any taller with the modification. Wayne Johnson asked if gets ready for 5g, if it's an upgrade for that. Andy said he isn't a radio engineer, but it is an upgrade and modernization. He couldn't speak directly to that. Chad Kerht asked if there were any other public comments, Danny said it was published and posted but didn't have any comments received. No comments from the commission.

A motion was made by Glenda Moriarty, seconded by Mark Monson to close the public hearing at 6:06 pm.

All ayes, motion carried.

Commission Discussion and Vote:

Chad Kehrt asked if there were any other discussions from the group. No other discussions.

A motion was made by Glenda Moriarty, seconded by Mark Monson to recommend approval of the Tower Development Permit Application (Modification) submitted by KGI, on behalf of TMobile, for a tower located at 5th Street in Sergeant Bluff which is described as: Parcel #884730476012 at Sec/Twp/Rng: 30-88-47, Sergeant Bluff, Woodbury County, Iowa. The proposed change is to: Remove current equipment, and replace with new antennas on 3 sectors, and radio equipment, mounts, and communication lines. The overall antennas and equipment will be "less" than is currently there, and will not make the tower taller.

Roll Call Vote: Kehrt – yes, Monson- yes, Johnson- yes, Moriarty- yes, McGregor- yes, Colvert- yes, Hunter – yes.

Lamb and Streck were both absent.

All ayes, motion carried.

Public Hearing @ 6:00 pm – Amend Zoning Code 165D.09 Solar Energy Systems & Solar Panels

A motion was made by Michelle Colvert, seconded by Glenda Moriarty, to open the public hearing at 6:08 pm.

All ayes, motion carried.

DISCUSSION:

James Colvert said spring of 2021 started getting calls about solar for residential, also a couple commercial calls. Current solar code is inadequate based off what solar systems are now. James went over new code passed out to the members. It covers a lot more, including emergency access pathways, a lot more electrical involved, including a MEAN meter for MEAN to be able to monitor all use. Old code listed it as an accessory in the back yard, now people are installing solar on their roofs, or can be a building integrated system. McGregor asked about if MidAmerica would factor in, Colvert said MEAN is part of interconnection agreement.

MidAmerica would need to do that on that part of town, which he will work on, but the code doesn't specifically list MEAN or MidAmerican, just the "energy provider". Monson asked if City utilities would accept the reimbursement for what the city gets back in usage and at what rate it would be. Danny asked Monson if he is asking if the end user will recoup their cost for the panels. Monson said no, is asking what will get paid for selling back electric. Danny said is about a third of the amount we typically purchase energy, but the credit is given to the customer. Danny said from his research, it's a pretty low amount, another community provided numbers around \$10 or \$12 on the bill as a credit but would also be reducing their overall bill. Wayne Johnson said they won't make a lot of money from it. Monson asked with the application will cost, James Colvert said it would be like a standard building permit with extra to cover electric costs, so it will be around 90 dollars. Said that roof trusses must be inspected by an engineer to ok the load with panels, snow etc., so quite a bit they have to do to get it approved. Colvert gave about 3 locations of interest and projects underway. McGregor asked about the roof of the school, Colvert said hasn't heard any more on that project. James Colvert said that process is fairly long, and city has a checklist for steps that need taken. Colvert said when an applicant does the interconnection agreement, they drop it off to the City, then the City sends it in to MEAN looks it over for program and scope of work, then MEAN approves it and sends it back to the City to approve. It's a long process, which is why the City will provide a checklist so they don't miss anything. Johnson asked if it was for just the panels on the roof or if it's freestanding, James said it covers everything. Monson said MidAmerican used to have a program for a subsidy but it went away last year, but he heard it's coming back, he wondered if Sgt Bluff do an equivalent? Colvert said would be a City Admin question. Johnson asked if any research or discussion had taken place on what will happen with disposal if a tree falls on it, roof damage etc. He said wasn't sure if it would be a HazMat issue. James said that he would like to make sure there are guidelines for disposal and what would happen if tree falls etc. Colvert agreed. Kehrt asked max height, Colvert said 15 feet tall total. Highest point of tilt can only be 15 feet. McGregor asked what happens when hail damage, if comes off completely off while reroof and put back on. James said he thinks there is a rail system to remove and put back on the freestanding, but once on roof, it stays, so would have to be completely removed. Kehrt asked if any other comments. Danny said was posted and published, no other comments received.

A motion was made by Mark Monson, seconded by Michelle Colvert to close the public hearing at 6:20 pm.

All ayes, motion carried.

Commission Discussion and Vote:

A motion was made by Michelle Colvert, seconded by Mark Monson to approve and recommend the zoning ordinance amendment to 165D.09 Solar Panels application submitted by the City of Sergeant Bluff, and recommend it for approval to the City Council.

Roll Call Vote: Kehrt – yes, Monson- yes, Johnson- yes, Moriarty- yes, McGregor- yes, Colvert- yes, Hunter – yes.

Lamb and Streck were both absent.
All ayes, motion carried.

Discussion regarding 28E Agreement with County for Zoning Ordinances within 2 miles of City:

Danny explained recently had a minor subdivision within a 2 mile radius of the city limits, so as part of that process, the state code allows the city to waive an interest in that. The City has an option, if wanted to, to enter into a 28E agreement with the county if the City wanted to oppose other regulations, like zoning, codes, etc. and just trying to figure out what interest there would be in that. Kind of conjoined with the comprehensive plan the City is working on, working on what the future holds for Sergeant Bluff for future annexations etc., based on potentially being able to control what develops in those areas. The City can't do anything relating to the minor subdivision part, without entering into a 28E agreement, as required by State/City code. Moriarty and Johnson said sounds like a great idea, Monson asked if 2 miles radius, where Sioux City fits in, Danny said no sure specifically, but on county part, it's specifically what is unincorporated that is what is in the code. County attorney will need to be involved to dig deeper into what all would be entailed. All members were positive about issue. No action needed on issue. Danny said they will start working on it to bring it to the council to get it going. Kehrt said that an example is 220th street. Said if things develop, may need to have some influence on what is going in. Didn't want to be landlocked. Danny said it would give the city a say in where roads go etc. No action needed.

Selection of one or two P&Z Members for Comprehensive Plan Steering Committee:

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Kehrt said he would volunteer. Danny said probably wouldn't be a lot of meetings. McGregor suggested reaching out to Anthony and Shawn since they are gone to see if they are interested. Danny gave an overview of what it may entail. Dan Hunter said he will volunteer. The members thanked both of them.

Johnson said that solar panel farm down by mid America brought in from all over world, but disposal will be here locally, which is something to be aware of.

Adjourn:

A motion was made by Michelle Colvert seconded by Wayne Johnson to adjourn at 6:31 pm.
All ayes, motion carried.

Jeanette Kellen, P&Z Secretary

Chad Kehrt, Chairman