

SERGEANT BLUFF, IOWA
Planning and Zoning Commission Minutes

401 4th Street, 6:00 PM

February 1, 2022

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	
Dan Hunter	Board Member	Present	

Also in attendance were:

James Colvert, Building Inspector
Aaron Lincoln, City Administrator
Jeanette Kellen, Secretary

Approve the Minutes

A motion was made by Michelle Colvert, seconded by Anthony Lamb to approve the minutes of the November 3, 2021, November 16, 2021 and January 4, 2022 meetings.

All ayes, motion carried.

Public Hearing @ 6:02 pm - Major Site Plan

A motion was made by Kevin McGregor, seconded by Mark Monson to open the public hearing at 6:02 pm.

All ayes, motion carried.

Kehrt gave overview of proposal location. Brad Krem from Emory group introduced his group and said they are excited to come to the city. He explained the layout of what they are proposing. Jeff Stein said they would take questions from public. Kehrt asked for audience questions. No questions from public, same for online. Lamb asked where published. Was published in Advocate and posted in normal places. No mailing was necessary. There was some general discussion on the project.

A motion as made by Glenda Moriarty, seconded by Michelle Colvert to close the public hearing at 6:20 pm.

All ayes, motion carried.

Michelle Colvert said that she loves that it's coming to town, only concern is entrance and exits. James said there was a discussion with John Robinson, Jason Kvidera, Anthony Gaul, and Chief Pack. Said the packet handed to the commission has information from that meeting. Said no unresolved issues from City or Embry Group.

Commission Discussion and Vote:

A motion was made by Mark Monson, second by Dan Hunter to recommend approval to the City Council the Major Site Plan application submitted by Embree Development Group to build a grocery store with associated C-store fuel station. At the location generally described as the northeast corner of South Lewis Blvd and 1st Street, locally know as 100 Hwy 75 (S Lewis Blvd).

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

Kerht said the recommendation will go to City Council next week.

Public Hearing @ 6:25 pm - Rezone

A motion was made by Anthony Lamb, seconded by Wayne Johnson to open the public hearing at 6:25 pm.

All ayes, motion carried.

Kehrt asked if anyone in person or online wanted to speak. Also asked Danny Christoffers if he had received any written comments. Danny said no. This item was posted, published and mailed. James Colvert explained some surrounding zoning and said really only rezoning 1.2 acres of the 4 acre project.

A motion as made by Mark Monson, seconded by Wayne Johnson to close the public hearing at 6:29 pm.

All ayes, motion carried.

Commission Discussion and Vote:

A motion was made by Shawn Streck, second by Dan Hunter to recommend to the City Council the rezone application submitted by Embree Development Group to rezone the parcel of land described below from BG (General Business), PD (Planned Unit Development), RG-60 (General Residential), to a single zoning classification of BG (General Business).

That portion of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) of Section 30, Township 88 North, Range 47 West of the 5th P.M., City of Sergeant Bluff, Woodbury County, Iowa, described as follows. Commencing at the southeast corner of said Section 30; thence South 89°34'21" West along the south line of said SE1/4-SE1/4 for a distance of 849.40 feet; thence North 00°25'39" West for a distance of 49.74 feet to the north right-of-way line of 1st Street and to the Point of Beginning; thence North 27°41'32" West for a

distance of 149.94 feet; thence South 89°35'44" West for a distance of 160.86 feet to the east right-of-way line of South Lewis Boulevard; thence North 27°57'05" West along said east right-of-way line for a distance of 442.96 feet; thence North 89°12'05" East for a distance of 162.66 feet; thence North 00°17'02" East for a distance of 70.81 feet; thence North 89°42'19" East for a distance of 259.37 feet; thence South 00°14'34" East for a distance of 164.71 feet; thence North 89°45'26" East for a distance of 22.69 feet; thence South 00°14'34" East for a distance of 152.62 feet; thence South 28°07'08" East for a distance of 145.45 feet; thence South 89°34'04" West for a distance of 75.91 feet; thence South 00°19'48" West for a distance of 151.24 feet to the Point of Beginning, containing 3.673 acres, subject to easements, of record or apparent.

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

Will go to council next week.

Discussion of Intent for Guidance on a Project

James Colvert said that Jeremy Verros, Zac Terry, and their realtor are looking to construct a project on 75. James Colvert gave an overview of project they are thinking of doing and current zoning. After some discussion on the handouts, it was discussed this may be a better project elsewhere in the city. No action was taken. The Commission did let them know they were welcome to come back when they have a formal proposal.

Annual Election of Chair and Vice-Chair

Anthony Lamb nominated Chad to be Chairman. Glenda Moriarty seconded. Ayes carried. Glenda Moriarty nominated Anthony Lamb as Vice Chairman, Wayne Johnson seconded. Ayes carried

Comments and updates from City Staff

Chad thanked group for reelection. Aaron Lincoln mentioned RAGBRAI, said we will be needing volunteers.

Community Development Corporation Update

Dan Hunter and Chad Kehrt will be on the Comprehensive Plan committee. Anthony Lamb said he can also help.

Set date for the next Planning & Zoning Commission meeting:

The next Regular meeting date will be Tuesday, March 1, 2022.

Adjourn:

A motion was made by Kevin McGregor, seconded by Glenda Moriarty to adjourn at 7:28 pm.
All ayes, motion carried.

Jeanette Kellen, P&Z Secretary

Chad Kehrt, Chairman