

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

401 4<sup>th</sup> 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	Present	
Mark Monson	Board Member	Present	
Wayne Johnson	Board Member	Present	
Glenda Moriarty	Board Member	Absent	
Kevin McGregor	Board Member	Absent	
Shawn Streck	Board Member	Present	
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 – Minor Subdivision (Warrior Flats)**

The Planning & Zoning Commission is considering a Minor Subdivision application for 3 lots with 3-5 dwelling units submitted by Dan Hiserote, President of Coffie Field Developers pertaining to a Minor Subdivision Application (“Warrior Flats”) an area more generally described as the western portion of the lot located immediately south of Warrior Road and east of Zach Road.

A motion was made by Michelle Colvert, seconded by Anthony Lamb to open the public hearing at 6:05 pm.

All ayes, motion carried.

**DISCUSSION:**

Anthony Lamb asked how notice was given. Danny Christoffers responded it was posted, certified mailed and published. James Colvert spoke about the area, printed from the GIS application, showing utilities, and 10 foot easement that has been established. Talked about how easement will transition to new owners property for sewer lines. Will break down to 3 lots on eastern edge. James mentioned that himself, Aaron Lincoln, Dan Hospers and John Robinson had a meeting to discuss how the water would flow off properties and utilities. A sheet was provided to committee members with points highlighting concerns from the first meeting about this issue, the handout provided also included answers to the previous questions and concerns from his meeting with Dan Hiserote. James called out one of the questions being the parking on Zack Road. James said would like to give a year to see what issues arise and address it at that time, to be able to see what the issues are before putting up any signs. Anthony Lamb asked if you could park on there now, James said yes. Dan Hiserote was asked if he had anything to add.

Dan spoke about the request to put a 5 foot easement along the east side of the lots to allow drainage to run to the north. He had copies of the easement they will record after the plat is filed that doesn't allow anyone to build in that area or change the grade, or to put up a building, landscaping or other improvements that would interfere with water flowing to the north. He was asked if the water naturally flows to the north now, and Dan said yes, a little water flows to the south on the last lot, because of some inlets that are about a foot and a half lower at the edge of the property, but the majority flows to the north. When lots are split, a portion will run to front, but the back will run to the north. Chad Kehrt asked if there had been any other public comments received, Danny Christoffers confirmed there were none.

Mark Monson, moved and was seconded by Wayne Johnson to close the public hearing at 6:09 pm.

All ayes, motion carried.

### Commission Discussion and Vote:

Anthony Lamb asked if there had been any public comments, Danny Christoffers said no. Wayne Johnson asked what the reason is for not wanting to address parking for a year. James said other areas in town, with cars parked on both sides of road, it narrows, but there aren't any "No Parking" signs in those areas. The west side of Zach with the bigger lots and longer driveways, won't have as much need to park in street. James said potentially may have 1 or 2 cars parked on the East side of Zach Road, which would still leave  $\frac{3}{4}$  of road still open. He gave examples of other streets in town (Roundtable Road) where issues had come up and were addressed with "No Parking" signs being added that hadn't been there before. James said it will be addressed if it becomes issue with snow removal, fire truck response, or police issues. Anthony Lamb asked if responses in red on the handout were satisfactory, James Colvert confirmed they were. Chad Kehrt said he still has a concern with parking, but he has no concern with how subdivision is laid out. Chad said if parking is not addressed now, it may not get addressed in future. He feels like it should be done now. Michelle Colvert said in the past with Roundtable, when they had an issue the city addressed it quickly and put signs up. Anthony Lamb asked if that was initiated from police or fire, Michelle Colvert said it was the residents that brought up from the area. James said signs went up quickly after issue was brought up. Anthony Lamb asked about a snow emergency, if they would need to still be off street. He was told they would need to be off, just as the other streets in town. Anthony said he is ok with waiting to see on the parking issue, and said that if there is a problem, it should be easy enough to post the signs. Mark Monson said that he would suggest the West side be closed if becomes an issue.

A motion was made by Mark Monson, seconded by Michelle Colvert to approve and recommend to the City Council the Minor Subdivision named Warrior Flats.

Roll Call Vote: Kehrt- no; Lamb- yes. Monson- yes; Johnson- yes; Streck- yes; Colvert- yes; Hunter- yes; Moriarty – absent; McGregor - absent  
Motion carried.

The recommendation will be sent to City Council next Tuesday, November 23<sup>rd</sup>.

Wayne Johnson asked for Chad Kehrt's reason for the no vote, Chad stated it was for the parking, nothing to do with the subdivision itself. Mark Monson asked Dan Hiserote how much lots are, Hiserote said that it varies. Dan said he hasn't really set it yet, said is looking to build on the lot instead of selling empty lots. Dan said that he agrees on the parking if it becomes an issue it should be addressed.

Adjourn:

A motion was made by Michelle Colvert seconded by Shawn Streck to adjourn at 6:18 pm. All ayes, motion carried.

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Jeanette Kellen, P&Z Secretary

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Chad Kehrt, Chairman