

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

401 4<sup>th</sup> Street, 6:00 PM  
September 13, 2022

Chairman Kehrt called the meeting to order at 6:00 pm

Attendee Name	Title	Status	Arrived
Chad Kehrt	Chairman	Absent	
Mark Monson	Board Member	Present	
Wayne Johnson	Board Member	Present	
Glenda Moriarty	Board Member	Present	
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

Approve the Minutes

A motion was made by Michelle Colvert, seconded by Dan Hunter to approve the minutes of Aug 2<sup>nd</sup>, 2022 minutes. All ayes, motion carried.

Discussion and Action Items:

A. Discussion of potential changes to Zoning Code 165A and Municipal Code Chapters 51, 52, 136, and 158.

James gave an overview of changes that were described on the form given to all in attendance. No action needs to be taken, but he is available to do a public meeting if needed. Anything noted in blue is amended or added, but there are no major changes, just updating some items to change wording to be in “current edition” instead of having to update for each edition. Also making a few things more specific to make things easier to explain. Changes for rental properties will mean a letter will go out to all landlords. James also asked if a couple of the commissioners would be willing to come in during the week to see what they would like to update in the commercial codes and he will be putting that on probably the next months agenda for a public meeting.

Comments and updates by the Chair/ViceChairperson: Chad was not attending, but Shawn didn’t have any items.

Comments and updates from City Staff: James said 112 permits issued this year so far, and those are about 70% done. Wayne mentioned that the parking situation on Warrior Road by the new duplexes may need to be revisited.

Date for next meeting set as October 4<sup>th</sup> at 6 pm. Location (old or new City Hall) to be determined.

Moved to Council Chambers for joint session of City Council and Planning and Zoning Commission: 6:25 pm moved to council chambers.

1. Discussion of Pending Development Adjacent to Baker Prairie Bluff

Jon Winkel described the pending development of the properties adjacent to Baker Prairie Bluff. He discussed the possibility of setting up a blighted TIF district to the northwest of the Oak Hill area. Carol Clark said that the plan is to develop a road from 4th Street, down Lindgren Way, all the way to Lakeport. Various forms of commercial and residential/multi-residential development will likely come to this area. Jon explained that we're exploring options for wastewater treatment.

2. P&Z/Council Ideas & Goals

Shawn Streck asked about ways to develop better synergy between the Planning & Zoning Commission and City Council. There was discussion about some of the road blocks to sharing information and concerns. Jon Winkel explained that NDA agreements and developers waiting to have a project become public often hinders communication until it comes to a public meeting. Michelle Colvert proposed the idea of having a City Council member attend the Planning & Zoning Commission meetings. Ron Hanson expressed a willingness to participate in that role. It was agreed also that two joint session meetings each year would be helpful.

3. 2 Mile Radius/Subdivision Rules Waivers

Wayne Johnson discussed some larger buildings in the 2 mile radius that may cause some issues if we ever annex those areas. This may be discussed further when the Future Land Use map is created as part of the Comprehensive Plan.

4. Comprehensive Plan

Chad Kehrt and Dan Hunter are participating in the Comprehensive Plan process. The first meeting has been held, the second meeting is getting scheduled.

Adjourn:

A motion was made by Dan Hunter, seconded by Michelle Colvert to adjourn at 7:34 pm. All ayes, motion carried.

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Jeanette Kellen

P&Z Secretary

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Chad Kehrt

Chairman

