

SERGEANT BLUFF, IOWA
Planning and Zoning Commission Minutes

401 4th Street, 6:00 PM

January 3, 2022

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

Attendee Name	Title	Status	Arrived
Chad Kehrt	Chairman	Present	
Mark Monson	Board Member	Absent	
Glenda Moriarty	Board Member	Present	
Kevin McGregor	Board Member	Present	6:02 pm
Shawn Streck	Board Member	Remote	
Michelle Colvert	Board Member	Remote	
Dan Hunter	Board Member	Present	

Also in attendance were:

Danny Christoffers, Acting Secretary
Aaron Johnson, Inspections Division
Jan Harmon, Developer (remotely)

Minor Subdivision Application – Baker Prairie North Subdivision (Revised)

A motion was made by Moriarty, seconded by Hunter to open the public hearing at 6:01 pm.

All ayes, motion carried.

A member of the audience asked if this Minor Subdivision was approving the street that would connect to Hwy 75.

Chad Kehrt explained that the property is laid out as a PUD, the road is currently allowed to be legally put in. The City would have to accept it as long as it meets their specifications. The application being considered is only approving the subdividing of the property. It is one lot being divided into 4 pieces.

A member of the audience asked if this lot would have the apartment complex on it. It was also asked how many apartment buildings there would be?

James Colvert confirmed that it would. He described the size of each parcel, there will be about 10 acres of whole land which might have 3-4 buildings on it.

Chad said it's not currently zoned for apartments, that would have to be rezoned.

A member of the audience asked if the land was purchased and would that be through RPerry? Do the people who own condos to the south have any say regarding what goes on the lots?

Jan Harmon explained that the land is being parceled so that we have room for the road to go through. A small parcel to the north will be used by the City of Sergeant Bluff as a retention pond. The larger acres will be the housing for multiple dwellings. She said that everyone in the area has a say. They want to listen but we need to move forward with the land. This would be an asset to the City of Sergeant Bluff. It will provide a tax base and enhance the needs of the community for residential dwellings and services. The road will go into the main part of downtown and provide help with Fire and Police access.

Chad said that he does not know if RPerry is buying it. The action we could take would just divide the ground.

A member of the audience asked if the road needed to be put in before 1st Street is made three-lane construction occurs?

Jan Harmon said that the road would need to be done first.

A motion was made by Colvert, seconded by McGregor to close the public hearing at 6:14pm.
All ayes, motion carried.

Recommendation to City Council

A motion was made by Moriarty, seconded by Hunter to recommend the approval of the Baker Prairie North Minor Subdivision application to the City Council.

Roll Call Vote: Kehrt- yes, Monson- absent, Moriarty- yes, McGregor- yes, Streck- yes, Colvert- yes, Hunter-yes.

All ayes, motion carried.

Election of Officers

Item will be taken up at the next meeting.

Comments and updates by the Chairperson/Vice-Chairperson:

Chad said that this will be his last meeting. He submitted his resignation today due to conflicts with his work schedule. He has enjoyed working with everyone for the past eight years.

Comments and updates by City Staff members:

There was none.

Set date for next Planning & Zoning Commission meeting:

Date set for next Planning & Zoning Commission meeting for February 7, 2023.

Adjourn:

A motion was made by Hunter, seconded by Moriarty to adjourn at 6:19 pm.

All ayes, motion carried.

All aye, motion carried.

Danny Christoffers, Acting Secretary

Chad Kehrt, Chairman