

SERGEANT BLUFF, IOWA
Planning and Zoning Commission Minutes

501 4th Street, 6:00 PM
January 3, 2022

Vice-Chair Streck called the meeting to order at 6:00 pm

Attendee Name	Title	Status	Arrived
Mark Monson	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	
Lance Roberts	Board Member	Present	

Also in attendance were:

Danny Christoffers, Acting Secretary
James Colvert, Building Inspector
Scott Gernhart, True Engineering & Land Surveying

Introduction of New Board Member Lance Roberts

Lance Roberts introduced himself to the Commission and provided employment and personal background.

Minutes

A motion was made by Kevin McGregor, seconded by Michelle Colvert to approve the minutes of the December 6th and January 3rd as typed.

All ayes, motion carried.

Discussion and Action Items

Recommendation to the City Council regarding whether to waive the right to review the Kerr Addition subdivision which is located within two miles of the City limits on Parcel 884735100002, on the south side of 210th street between Elk Creek Road and Carroll Avenue, per Iowa Code 354.9(2)

Danny Christoffers explained that there is a State Law which allows a City to regulate a subdivision that is going to be placed within 2 miles of the City limits. We have the option to waive our review of the subdivision.

James Colvert explained that he is dividing the lot into two lots.

Scott Gernhart, True Engineering, said that the owner wants to build a home on lot 1. Lot 2 would remain agricultural. The County requires the remainder of the 40 acre piece be platted into the second lot. There is no plan to do anything with lot 2 other than farm it.

There was discussion about the lots and the two mile radius.

Kevin McGregor expressed concern for setting a precedent and how it would fit into our Future Land Use Map.

A motion was made by Colvert, seconded by Moriarty to recommend to the City Council to waive the subdivision rules for Kerr Addition Subdivision which is located within two miles of the City limits on Parcel 884735100002, on the south side of 210th street between Elk Creek Road and Carroll Avenue. Roll Call Vote: Streck- yes; Monson- no; Roberts- yes; Moriarty- yes; McGregor- no; Colvert- yes; Hunter- yes; Motion carried. (5-2)

Election of Officers

A motion was made by Glenda Moriarty, seconded by Michelle Colvert to nominate Shawn Streck as Chairman.

All ayes, motion carried.

A motion was made by Shawn Streck, seconded by Michelle Colvert to nominate Kevin McGregor as Vice-Chair

All ayes, motion carried.

Comments & Updates by Chairperson/Vice-Chairperson

Kevin McGregor expressed frustration regarding the communication that has/hasn't been received regarding things coming or happening in Sergeant Bluff. There was discussion about the informational process and what can be known about upcoming development.

Shawn Streck asked if himself and Kevin could have a meeting with the Mayor. Danny said he will work on that.

Comments & Updates by City Staff Members

The bylaws will be reviewed at the next meeting.

Set date for next Planning & Zoning Commission

March 7th would be next regular meeting.

Adjournment

A motion was made by Dan Hunter, seconded by Mark Monson to adjourn at 6:31 pm.

All ayes, motion carried..

Danny Christoffers, Acting Secretary

Shawn Streck, Chairman