

SERGEANT BLUFF, IOWA
Planning and Zoning Commission Minutes

401 4th Street, 6:00 PM
December 6th, 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	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:

Aaron Lincoln, City Administrator
Danny Christoffers, City Clerk
Aaron Johnson, Inspections Division
Jeanette Kellen, Secretary

Approve the Minutes

A motion was made by Monson, seconded by Colvert to approve the minutes of November 1, 2022 and November 21, 2022.

All ayes, motion carried.

Discussion and action items:

Public Hearing for Amendments to 165A.22 Section 5 & 10

A motion was made by Moriarty, seconded by Streck to open public hearing at 6:01 pm. All ayes, motion carried.

Aaron Lincoln went over the proposed ordinances changes. Section 5 is adding language regarding the street side yard setback. Section 10 is being changed to show “current adopted edition” of the International Property Maintenance code instead of changing the code each time a new edition comes out.

Danny Christoffers said the public hearing notice had been posted in the required locations and published in the newspaper.

No comments were received from the public.

A motion was made by Monson, seconded by Streck to close the public hearing at 6:05 pm. All ayes, motion carried.

A motion was made by Colvert, seconded by Hunter to recommend the application submitted by the City staff to make amendments to 165A.22 *Accessory Buildings and Uses* sections 5 & 10 to the City council for approval.

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

All ayes, motion carried.

Minor Subdivision Application – Baker Prairie North Subdivision (Revised)

[The original public hearing scheduled for this meeting was cancelled due to a revised Minor Subdivision application being submitted that removed the road going from Wilde St connecting to 4th Street from the plat]

Review and accept Minor Subdivision Application:

Kehrt asked what the process is, if it's just for subdividing - not about roads or anything else? Aaron Lincoln clarified this process is just about subdividing the property and gave a brief history of most of the road already being approved several years ago through the residential area, with 1983 being the first Comp Plan with it being discussed. Kehrt clarified that tonight they are just accepting and setting a public hearing date for the subdividing of the property. A number of residents from the nearby neighborhoods expressed their concerns about the road being completed, including their thoughts on stop signs, safety, maintenance of Wilde, and clarifying what types of traffic would be allowed.

A motion was made by Moriarty, seconded by Colvert to accept the Minor Subdivision Application – Baker Prairie North Subdivision (Revised) and set a public hearing date for January 3, 2023.

All ayes, motion carried.

Comments and updates by the Chairperson/Vice-Chairperson:

There was none.

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 January 3rd, 2023

Adjourn:

A motion was made by Colvert, seconded by Moriarty to adjourn at 6:58 pm.

All ayes, motion carried.

Jeanette Kellen, P&Z Secretary

Chad Kehrt, Chairman