SERGEANT BLUFF, IOWA
Planning and Zoning Commission Minutes

501 4th Street, 6:00 PM
Sept 5, 2023

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

Attendee Name	Title	Status	Arrived
Shawn Streck	Chairman	Present	
Kevin McGregor	Vice Chairman		
Glenda Moriarty	Board Member	Present	
Mark Monson	Board Member	Present	
Michelle Colvert	Board Member	Present	
Dan Hunter	Board Member	Present	
Lance Roberts	Board Member	Present	

Also in attendance were: Jeanette Kellen, Secretary
Aaron Lincoln, City Administrator
Aaron Johnson, City Inspector

Approval of May 2nd Regular Meeting Minutes

Motion by McGregor, 2nd by Hunter to approve the April 4th minutes. All ayes, motion passed.

Discussion and Action Items:

A: Review and Provide Recommendations as to the Conformity of the Oak Hills Urban Renewal Plan Amendment with the City's Comprehensive Plan:

Aaron Lincoln recapped the current plan, explained the process to amend TIF area. He went over the Amended plan and what areas will be able to use TIF dollars. Monson asked how TIF dollars get spent, do they go to the contractor? Aaron said they are a tax credit when contractor/owner pays taxes. That way if they don't build, they don't get the TIF dollars. The City will use TIF funds to tear down the D Street houses recently purchased and do some improvements at those locations. There was general discussion about amendment documents. Aaron Lincoln said that State Code requires they have a planning and zoning meeting to see if they agree that the area matches and qualifies.
Shawn Streck pointed out that "blighted area" and "connected" are the keywords for what they are looking to recommend tonight. He asked the board members if there was anything they objected to that would need to be discussed. When there were no objections, he asked if there was anything any of the members would like to add. McGregor suggested a way it could be amended to add additional TIF areas as necessary. He said he would like to see the area on the west side of the street from the former MCI building added in the future, possibly as far south as the former medical building. There was a general discussion of the map showing the areas and possible future areas.

A motion was made by McGregor, seconded by Moriarty, to inform the City Council that it has reviewed the Oak Hills Urban Renewal Area Amendment (to be renamed: 1st Street Corridor Urban Renewal Area) and to recommend, in writing, that the Amendment conforms with the City's Comprehensive Plan:

- ***Agreement with Staff's Document referencing the conformity to the City's Comp Plan Goals and Objectives (attached)***
- ***Other comments from the P&Z regarding existing plan and future amendments suggested (attached), as well as also add in the future consider adding the west side of Sergeant Square Dr as far south as the old medical center.***

All ayes, motion carried.

B: Staff Update on the Serenity Point Phase 2 Planned Unit Development:

City Inspector Aaron Johnson showed a map of the layout and had general discussion. He said that they are working on drainage information at this point. No action on this item, just an update.

C: Comments and updates by Chairperson/Vice-Chairperson:

Streck suggested moving the August meeting out a bit, or creating an alternate date, so can accommodate an filings for the Serenity Point development that may be filed in July/August.

D: Comments and updates by City Staff:

Aaron Lincoln gave an update on the planned dog park in Jefferson Park.

E: Set date for next Planning & Zoning Commission meeting:

The date for the next Planning & Zoning Commission meeting was set for August 1, 2023 with an alternate date if a filing is received for the Serenity Point Development. The alternate date would be Monday August 14th, due to too many members being gone on Tuesday the 15th.

Adjourn:

A motion was made by Hunter, seconded by McGregor to adjourn at 7:03 pm.
All ayes, motion carried.

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Jeanette Kellen, Secretary Shawn Streck, Chairman