SERGEANT BLUFF, IOWA
Planning and Zoning Commission Minutes
Joint Meeting with the City Council

501 4th St 5:30 PM
March 5, 2024

Attendee Name	Title	Status	Arrived
Shawn Streck	Chairman	Present	
Kevin McGregor	Vice Chairman	Present	
Mark Monson	Board Member	Present	
Dan Hunter	Board Member	Present	
Lance Roberts	Board Member	Present	
Laurie Beardsley	Board Member	Present	
Joe Profera	Board Member	Present	

Also in attendance were: Jeanette Kellen, Secretary
Aaron Johnson, Building Inspector

1. **Call to Order**
   Shawn Streck called the meeting to order at 5:57 P.M

2. **Roll Call**

3. **Approval of February 6, 2024 Regular Meeting Minutes**
   McGregor made a motion to approve the February 6, 2024 regular meeting minutes, 2nd by Roberts, all ayes, motion carried.

4. **Discussion and Action Items:**

   A. Discussion of Modification to 165B.11.7; RS 150 Height and Lot Requirements.
   Aaron Johnson discussed proposed changes of heights to 20 feet. RS150 zoned lots only. Pioneer Valley Drive is an example. This would allow motor homes and semi trucks to be parked in these larger lots. This is only for a larger lot, and only up to 30% of lot can be accessory building so that doesn't change. Aaron said he had consulted a local business and they said 20 feet would cover the sizes they sell. Streck mentioned there would have to be a public hearing then send to council. McGregor asked about building a 2nd home on a lot and if that would be included with this. Johnson said it would have to be the larger lot Streck said put it together with some other items to send to Council.
   Monson made a motion to change height of the buildings on RS150 residential family district to amend height to 20 feet. 2nd by Beardsley. All in favor, motion carries.

   B. Discussion regarding Chapter 155 – Sign regulations. Aaron Johnson discussed proposed changes, said that previous inspector, James Colvert and Andrea Johnson had dug into the codes and most of that is what is in the paperwork here. He said the codes were really restrictive and complicated. There was some discussion of the proposed changes. Roberts suggesting using the definitions from the international building codes.

Johnson asked to have maybe 3 commissioners to help with the changes. Beardsley volunteered, and Hunter said he will help. Streck said that then they will come back together in May to go through the finished product to make a motion at that time to send to council. Streck asked Johnson to send the finished product out the week before the meeting in May so commissioners can look at it before the meeting.

C. Comments and updates:

A. By Chairperson/Vice-Chairperson: Streck said that he is glad to see the board at full staff again and welcomed Joe Profera. McGregor suggested getting copies of Comp plan for the 2 newer members. He also suggested that the full commission try and attend the Iowa State class that was attending in 2023.

B. By Staff Members: Kellen said that City Staff is meeting with the Serenity Point group this week and should have updates on that soon for the 55+ community. Johnson spoke to some other parking ordinances that need updating that he will get on a future agenda.

D. Set date for the next Planning & Zoning:

Joint meeting with Council on March 27th, and then regular meeting would be April 2nd. If nothing received from Husen project, the April 2nd meeting may be cancelled.

5. Adjourn:

A motion was made Lance Roberts, seconded by Dan Hunter to adjourn. Meeting adjourned at 6:42 P.M.

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Shawn Streck, Chairman Jeanette Kellen, Secretary