SERGEANT BLUFF, IOWA
Planning and Zoning Commission Minutes
501 4th St 6:00 PM
April 2,2024

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:

Aaron Lincoln, City Administrator
Ron Hanson, City Council
Jeanette Kellen, Secretary

1. Call to Order

Shawn Streck called the meeting to order at 6:00 pm.

2. Roll Call

Planning & Zoning Commission did their roll call.

3. Approval of March 5, 2024 Regular Meeting Minutes and March 26, 2024 Joint Meeting Minutes

Motion to approve March 5, 2024 regular meeting minutes by Monson, 2nd by Hunter, all ayes,
Motion to approve March 26,2024 Joint Meeting minutes by McGregor, 2nd by Roberts, all ayes,
Monson abstained because did not attend.

4.Discussion and Action Items:

A. Public Hearing @ 6:00 pm – Minor Subdivision/Husen 2nd Addn:

The Planning & Zoning Commission is considering a Minor Subdivision application submitted by Dolf Ivener pertaining to a Minor Subdivision Application ("Husen 2nd Addition") an area more generally described as located at the SE parcel near the intersection of Old Lakeport Road and 220th Street. The property is located outside of the City limits of the City of Sergeant Bluff, however the City of Sergeant Bluff has elected to retain it's right to review the Subdivision pursuant to Iowa Code 354.9 which permits the City to review any subdivision that is being developed within two miles outside of the City boundaries.

1. **Motion to open the public hearing** by McGregor, 2nd by Hunter, all ayes, public meeting opened at 6:02 pm.
2. **Public Questions & Comments:**
   Aaron Lincoln recapped that the P&Z is reviewing because is within a 2-mile radius of the city, and also butts up against the city limit, so Husen will still have to go through county

process, but this is chance for P&Z to review and approve as is, or with recommendations. Documents have also gone through review with county, so 2 bodies are working together. There was a general review of what is being proposed. City and county have a process for Minor Subdivision, which is 10 lots or less with no public improvements (water/sewer etc.). Lincoln said from a staff perspective, updated plans all look to be in line and would have enough right of way if the area were ever to be annexed, Justin from McClure Engineering said it is set to be dedicated that way. This would be zoned RS150. Proposal is in conformance with the rest of the lots on 220th. Streck said what he was looking for is that they gave extra area for lot 1, because it will be bordered by a road on 2 sides, and that is done, access is still given for lot A, which is ground behind the subdivision. Streck asked if anyone had any questions. No questions, Lincoln said they also made sure county and city certifications were in order, and it appears they are. Streck asked what else was needed from P&Z beyond the recommendation. The recommendation would be from P&Z to the council, then that goes to the county.

3. **Close public hearing.**
   Monson moved to close the public hearing, Beardsley 2nd, all ayes, public hearing closed at 6:09 pm.

B. **<u>Commission Discussion and Vote</u>**:

1. Roll Call Vote: Commission's Recommendation to City Council

Streck asked for a motion to be made for the recommendation to City Council.

A motion was made by Monson, seconded by Hunter to recommend for the City Council to approve the new minor subdivision Southeast of 220th Street at Old Lakeport Road.

Roll Call Vote: Streck- yes; McGregor – yes; Beardsley – yes; Profera – yes; Monson – yes; Hunter – yes; Roberts – yes

All Ayes, motion carried.

Streck mentioned that SIMPCO is going to present a comp plan update at the May Planning & Zoning meeting. Lincoln said that Hunter and McGregor, along with Carol Clark and Ron Hanson from City Council have all helped put together goals and objectives. The current comp plan is on the City website. Streck said that future land use map was in the packet handed out and it's important to know the definitions and get familiar with what is out there to avoid things like spot zoning and help with future development. Lincoln highlighted the future interchange from the interstate and said it looks like that will get built out to Highway 75 but map is still a future plan. There was more general discussion of that area.

5. <u>Adjourn:</u>

A motion was made by McGregor, seconded by Roberts to adjourn, all ayes, meeting adjourned at 6:43 pm.

Jeanette Kellen, Secretary

Shawn Streck, Chairman