SERGEANT BLUFF, IOWA
Planning and Zoning Commission Minutes
501 4th St 6:00 PM
May 7,2024

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

Also in attendance were: Ron Hanson, City Council
Jeanette Kellen, Secretary
Aaron Johnson, City Inspector
Ryan Braurer, SIMPCO
Corinne Erickson, SIMPCO

Call to Order

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

1. **Roll Call**

Planning & Zoning Commission did their roll call.

3. **Approval of April 2, 2024 Regular Meeting Minutes**

Motion to approve March 5, 2024 regular meeting minutes by Roberts, 2nd by Profera, all ayes.

4. **SIMPCO Comp Plan Update & Work Session:**

Ryan Brauer and Corinne Erickson from SIMPCO provided updates on the Comp Plan process. There was some general discussion of future roads and development zoning along the new interchange and up to Old Lakeport. It was decided to add some commercial zoning areas along at least one side of the main roads and to make the area around the proposed interchange industrial. Streck pointed out that if a distribution center wanted an area, that would be a perfect fit with the location near the interstate, airport, and railroad. Ryan from SIMPCO said that they are hoping to have the comp plan map finalized in June.

5. **Comments and updates**

A. By Chairperson/Vice-Chairperson:

Streck shared some updates happening at the Air Base with runway updates. It will extend the Air Base to 2050. He also mentioned the Iowa State training course for Planning and Zoning that might be beneficial to not only the new members, but also as a refresher to other members as well.

B. By City Staff Members: Aaron Johnson talked about the Fareway parking lot work. He said they started on a different side than they had discussed. The part of the lot on the west side by Pub 52 will be greenspace. Ron Hanson talked about the 1st street construction starting. Said it will take 30 to 35 days to get that first phase complete. Aaron Johnson also mentioned there is a new business that's moved into town on West Ridge Road that is a national commercial repair

shop company. Said he doesn't know exactly who they are but they are based out of the East and West coast and trying to increase their Midwest presence. They have tried to get into Sioux City or a couple other places but couldn't find a good place. They are bringing about 30 jobs to town. Aaron also mentioned the old MCI building is being worked on again, it won't be a sports complex, but he doesn't know what the business is yet, but something is going in there. The big building will be office space in front and then will be some storage space.

6. **Set a date for the next Planning & Zoning meeting**

June 4, 2024 at 6 P.M. will be the next scheduled meeting

7. **Adjourn:**

A motion was made by Roberts, seconded by Profera to adjourn, all ayes, meeting adjourned at 7:09 pm.

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Jeanette Kellen, Secretary Shawn Streck, Chairman