SERGEANT BLUFF, IOWA
Planning and Zoning Commission Minutes

501 4th St 6:00 PM
September 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: Aaron Lincoln, City Administrator
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 the minutes:

McGregor asked if we needed to amend minutes because date of meeting had changed from September 10, 2024 to September 5, 2024, but no adjustment was necessary because meeting date was changed after the August 6th meeting had taken place.
Motion to approve Aug 6, 2024 regular meeting minutes by Roberts, 2nd by Hunter, all ayes.

4. Discussion and Action items:

A. Public Hearing @ 6:00 pm – Rezone Application: The Planning & Zoning Commission is considering a rezoning application submitted by HRW Holdings LLC (Applicant) and Serenity Point LLC (owner) to rezone the property generally described as approximately 5.8 acres at the northeast corner of South Lewis Blvd/Hwy 75 and 220th Street. The applicant's purpose is to rezone the property currently zoned as AR (Agricultural Residential) to the zoning classification of BG (General Business).

1. Open public Hearing: Motion by McGregor, 2nd by Hunter to open public hearing, all ayes, hearing opened at 6:03 P.M.

2. Public Questions & Comments:
Chairman Streck read a letter submitted by Jerry Kobs who lives at 2184 Highway 75. The letter expressed Jerry Kobs' opposition to the rezoning request for commercial development. Kobs stated that he moved out of Sergeant Bluff to get away from the local politics, then was annexed without his knowledge or consent, that his taxes went up , he now has homes within 50 feet of his property, and his tax dollars support those adjacent homes tax abatements. Mike Robinette from HRW Holdings LLC spoke about looking to acquire the property being discussed as a business opportunity in Sergeant Bluff. He said they have something very similar in the Whispering Creek area. Light commercial office space is what they are looking at. Trying to target a medical

type user. He said he does not currently have tenants lined up. He explained there would be no driveway/street behind the buildings. He thinks the parking would be on the south side. He said the buildings would be set back as far possible so they have some greenspace in front. Streck asked about lighting in the back, Robinette said that with the smaller square footage, there isn't an egress required out back, so lighting would be minimal. Streck also asked Lincoln about the City prospective, Lincoln said that there would be 2 entrances, so fire/police would have enough room. Robinette said he is familiar with those requirements, and they shouldn't be an issue. Robinette said they are getting a site survey done right now. Lincoln referenced this being in line with the City's long term comp plan and also discussed some easements in that area. Streck said with the new interchange coming, there would be a lot more traffic in that area, so rezoning makes sense. Doug and Sally Vickery said that they were worried about what is going in there. Sally said she is concerned with the noise and traffic and the fact that some of the lots behind the area have not been sold yet and people may not want to buy there with a commercial building in their backyard. McGregor said it will be more like the Dollar General area and any larger businesses would be on the other side of the road and down toward Dogwood which has the Industrial zoning. Robinette said that it will be more Monday – Friday businesses based on other locations they currently have. Leon Stevenson from Pioneer Valley spoke from the crowd and said his preference would be for it to remain residential, but light industrial would be ok with him, he just doesn't want to see the trash that would come along with a McDonald's type of business. He also asked about the drainage in the 55+ area because it is being built up higher than the Pioneer Valley Road area by quite a bit. Lincoln said there will be ditches and a pipe across Lewis Blvd to a larger storm drain.

3. **Close Public Hearing**: Motion by McGregor, 2nd by Beardlsey. All ayes, motion carried. Public Hearing closed at 6:26 P.M.

B. Commission Discussion and Vote: Notices were published, posted and mailed, following all requirements. Hunter said this would help the city grow and increase the tax base. Monson asked if they have a timeline, Robinette said they would like to get started this year. Beardsley said she agreed there should be some sort of barrier, Roberts said that it looks like a single entry building with no exits on the back, so it kind of creates it's own barrier. Lincoln said there can be restrictions on the approval requesting more information. Lincoln also said it would be light business, not industrial, so that cuts down on some options there. Monson said he would like to make sure fencing is consistent for any covenants in the residential area. Profera pointed out that the buildings would help be a barrier for noise in the residential area when traffic becomes busier after the new interchange is completed.

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

A motion was made by Kevin McGregor, seconded by Dan Hunter to recommend to the City Council that the property generally described as approximately 5.8 acres at the northeast corner of South Lewis Boulevard/Highway 75 and 220th Street be rezoned from AR (Agricultrual Residential) to the zoning classification of BG (General Business).

Roll call vote: Streck – yes, McGregor – yes, Beardsley – yes, Profera – yes, Monson – yes, Hunter – yes, Roberts – yes, Unanimous, Motion carried.

5. Presentation of Draft Comprehensive Plan and Recommend Approval to City Council.

SIMPCO presented the final draft of the comprehensive plan and said they had over 400 survey's answered with good input. The final draft has been on the city website now for a couple of weeks. They are asking for a recommendation for the city council approval. Streck asked Lincoln if all is covered that the City would need to be in the plan for grant applications, Lincoln

said that he feels like all of that is covered and Ryan and Corrine from SIMPCO also had added a few things as well. Streck said usually there is a refresh done sometime during the term of the plan and Corrine said that having members of the P&Z board and other committees has been helpful coming up with the plan. Hunter said he wants to compliment Ryan and Corrine for all the work they did with taking the suggestions provided and getting the plan updated with those suggestions. A motion was made by McGregor, 2nd by Roberts, to recommend approval of the comprehensive plan to city council for approval. All ayes, motion carried.

6. Comments and updates

A. By Chairperson/Vice-Chairperson:

McGregor said this is coming up to his busy season, so he may need to be remote for some meetings.

B. By City Staff Members: Aaron Lincoln gave an update on 1st street project and the trail along Lakeport. Kwik Star has all paperwork signed and executed and due diligence ends 9/6/24 and they expect to close on November 4th or 6th. Lincoln said he had a couple people ask if Kwik Star had pulled out, but Kwik Star is just very meticulous making sure everything is done correctly. The city will be helping coordinate the tank removals at Mike's when the time comes. Fareway's parking lot is supposed to be done this week, weather permitting. 2 rows of parking were eliminated. Garbage contract is changing as of October 1st, Carrier Container is new contractor. Also, Board of Adjustment has had a lot of requests for fence adjustments, so the fence ordinance may need to be updated.

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

October 1 is the 1st Tuesday. McGregor said he may have to call.

7. **Adjourn:**

A motion was made by Hunter, seconded by Profera to adjourn, all ayes, meeting adjourned at 7:06 pm.

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Jeanette Kellen, Secretary Shawn Streck, Chairman