SERGEANT BLUFF, IOWA
Planning and Zoning Commission Meeting Agenda

CITY HALL, 501 4TH STREET

May 6, 2025 @ 6:00 pm

Kevin McGregor (Chair)	Dan Hunter
Joe Profera (Vice-Chair)	Lance Roberts
Laura Beardsley	Mark Monson

1. Chairperson/Vice-Chairperson to call meeting to order

2. Roll Call

3. Approve minutes of March 19, 2025

4. Discussion and Action Items:

a. Public Hearing @ 6:00 pm – Rezone Affordable Self Storage LLC

The Planning & Zoning Commission is considering a rezoning application submitted by Affordable Self Storage LLC to rezone the rezone property which currently has three zoning classifications BN (Business Neighborhood), PD (Planned Unit Development), RG-60 (General Residential), to a single zoning classification of ML (Light Manufacturing). The property location is more generally described as lots owned or controlled by Affordable Self Storage LLC that are east of G Street and North of 4th Street.

1. Open Public Hearing
2. Public Questions & Comments
3. Close Public Hearing

b. Commission Discussion and Vote:

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

c. Discussion on Proposed Ordinances changes

Zoning Code Changes Pertaining to Ch. 165 will require a Public Hearing

- Ch 136 Sidewalk Regulations – Modify/Add language.
- Ch 165D.20 Minimum Design Standards for Residential Structures – Modify language
- Ch 158 Rental Code – Update to 2021 Intl. Property Maint. Code
- Ch 159 Property Maintenance Code – Update to 2021 Intl. Property Maint. Code
- Ch 156 Building Codes – Modify/Add language
- Ch 165B.11 RS150 Single Family Residential District – Modify Language
- Ch 69 Parking Regulations – Modify Language
- Ch 47 Park Regulations – Modify Language
- Accessory Dwelling Units
- Urban Forest Utility

5. Comments and updates by the Chairperson/Vice-Chairperson

6. Comments and updates by City Staff members
7. Set date for the next Planning & Zoning Commission meeting
8. Adjourn:

Jeanette Kellen, Secretary