SERGEANT BLUFF, IOWA
Planning and Zoning Commission Minutes

501 4th St, 6:00 PM
June 3, 2025 @ 6:00 pm

Attendee Name	Title	Status	Arrived
Kevin McGregor	Chairperson	Present	
Mark Monson	Board Member	Present	
Dan Hunter	Board Member	Present	
Lance Roberts	Board Member	Present (remote)	
Laura Beardsley	Board Member	Present	
Joe Profera	Vice-Chairperson	Present	

Also in attendance were:

Jeanette Kellen, Secretary
Aaron Johnson, City Inspector

1. Call to Order

Kevin McGregor called the meeting to order at 6:04 pm.

2. Roll Call: Roll Call done, all present (Roberts remote)

3. Approval of the minutes:

A motion was made by Beardsley, seconded by Profera to approve the minutes from the May 6, 2025 meeting.
Motion carried (Monson abstained).

4. Discussion and Action items:

a. Public Hearing @ 6:00 pm – Adoption of Amendments to Zoning Code Changes Pertaining to Chapter 165

The Planning & Zoning Commission is considering an application submitted by Aaron Johnson, City Inspector, to approve the adoption of amendments to Zoning Code changes pertaining to Chapter 165.

A motion was made by Hunter, seconded by Monson to open the public hearing. All ayes, motion carried.

Public hearing opened at 6:06 pm.

No public in attendance, McGregor asked if there were any emails, phone calls, or letters received on this issue, Jeanette Kellen said nothing received by the city. Aaron Johnson said these are the changes discussed at the last P&Z meeting and they mainly just clear up some descriptions. Johnson said the changes had also been looked at by Aaron Lincoln, City Administrator, and Jason Kvidera, Assistant City Administrator. There was a very brief general discussion about the changes. McGregor added that the P&Z can also approve future applications pertaining to this and add additional conditions when the application gets sent to the City Council.

Motion to close the public meeting by Profera, 2nd by Beardsley, all ayes, closed public meeting at 6:16 pm.

b. Commission Discussion and Vote:

A motion was made by Mark Monson, seconded by Dan Hunter to approve and recommend to the City Council the adoption of amendments to Zoning Code changes pertaining to Chapter 165. Roll Call Vote: McGregor – yes; Profera – yes; Monson- yes; Hunter- yes; Roberts - yes; Beardsley - yes;

Unanimous Motion carried.

5. Comments and updates By Chairperson/Vice-Chairperson: McGregor said he has no comments, Profera said no comments.

6. Comments and updates by City Staff:

Kellen mentioned the next special meeting needs to be set for week of June 16 – 20, date was chosen for June 17th, all can attend except McGregor who will be out of town. Kellen also mentioned the City has hired a full time Fire Chief and Anthony Gaul was selected for the position.

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

The next Planning & Zoning Commission meeting will be June 17, 2025

7. **Adjourn:**

A motion was made by Hunter, seconded by Profera to adjourn. All ayes, adjourned at 6:25pm.

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Kevin McGregor, Chairman Jeanette Kellen, Secretary