BOARD OF ADJUSTMENT
MEETING AGENDA
August 13, 2025 @ 5:30 pm
Council Chambers
501 4th Street
Sergeant Bluff, Iowa

1. Call meeting to order.

2. Roll Call:

   ☐ D. Tooley ☐ C. Johnson ☐ A. Lamb ☐ B. Jensen ☐ *VACANCY*

3. Election of Chairperson & Vice-Chairperson

4. Approve minutes of the September 16, 2024 Meeting

5. Discussion with City Attorney regarding new legislation impacting the Board of Adjustment

6. Public Hearing at 5:30 pm to consider a variance request for 322 Willow Bend (Parcel# 884732195011, KINGSTON MEADOWS SECOND LOT 5). The request is for a variance from Zoning Code 165D.04 (3) "Fences" which states *"On corner lots, a fence built in accordance with the required fifteen-foot setback of the street side yard (See Chapter 165B Zoned District Requirements) may have a maximum height of six feet unless other requirements are stated."*

   The applicant is requesting to have a 6-foot fence built within the required 15-foot setback for a corner lot.

   A. Open the Public Hearing
   B. Chairman shall read the request.
   C. Applicant shall present evidence and argument to support the request.
   D. Those opposed to the request shall present their case.
   E. City Staff or Council shall make comments.
   F. Applicants rebuttal.
   G. General discussion by the board.
   H. Close Public Hearing.

7. BOA Members – Decision of Board
   A. Motions and findings of fact (conditions if required)
   B. Decision

8. Public Hearing at 5:30 pm to consider a variance request for 2010 Roundtable (Parcel# 884729381014, CAMELOT ADDN LOT 6 BLK 8). The request is for a variance from

Zoning Code 165D.04 Section F(6) “Fences” for a lot which requires: “*Fences shall be constructed of wood, chain-link, PVC/resin manufactured fence product, stone, or masonry materials only. Wood fences shall utilize standard building lumber only. Sheet-metal of any kind, livestock panels or gates, and reclaimed pallets or other reclaimed wood products are not acceptable materials for fences in any residential zone.”*

The applicant is requesting to install a fence of galvanized horse panels with uprights and top rails that are wooden.

9. Open the Public Hearing

   A. Open the Public Hearing
   B. Chairman shall read the request.
   C. Applicant shall present evidence and argument to support the request.
   D. Those opposed to the request shall present their case.
   E. City Staff or Council shall make comments.
   F. Applicants rebuttal.
   G. General discussion by the board.
   H. Close Public Hearing.

10. BOA Members – Decision of Board
    A. Motions and findings of fact (conditions if required)
    B. Decision

11. Adjourn

Danny Christoffers
BOA Secretary