SERGEANT BLUFF, IOWA
Planning and Zoning Commission Minutes

501 4th St, 6:00 PM
June 17, 2025 @ 6:00 pm

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

Also in attendance were:

Jeanette Kellen, Secretary
Aaron Lincoln, City Administrator

1. Call to Order

Joe Profera called the meeting to order at 6:03 P.M. Roll call was done.

2. Approval of the minutes:

A motion was made by Roberts, seconded by Hunter to approve the minutes from the June 3, 2025 meeting.
All ayes, motion carried

3. Discussion and Action items:

a. Public Hearing @ 6:00 pm – Major Site Plan

The Planning & Zoning Commission is considering a Major Site Plan application submitted by H &R Construction to build a facility for Sergeant Bluff Eye Care at 2192 Old Highway 75 in Sergeant Bluff.

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

Public hearing opened at 6:05 pm.

No public in attendance, no attendees on the Zoom meeting. Aaron Lincoln said there had been no emails, phone calls, or letters received on this issue. Lincoln said the Eye Care business has outgrown its current location and wants to expand. Roberts asked about the amount of parking stalls, Lincoln said there are twice as many as are required. Monson asked if they would be adding another building at the location because of the layout at the location. Lincoln said they would have enough room to add on if needed, and parking stalls would still be adequate. Hunter asked about the buffer in the back, Lincoln said there would be landscaping berms and they are required to be between 3 and 5 tall. Lincoln said the site plan had also been looked at by the Design Review Committee and they didn't have any concerns. There was a very brief general discussion about the project site plan and utilities involved. Lincoln also said that they were not sure on the electric and gas with MidAmerican, but it sounds like they are leaning toward making the building all electric. Lincoln did mention that the company did agree to putting a 5 foot sidewalk along Lewis Blvd that they will grade to tie into the community trail and the city will

then widen the sidewalk to 10 feet. Lincoln said the company has been very willing to work with the city to get things done.
Roberts said it looks like they have done a nice job with the berms and landscaping, and the new rendition looks like a good plan. Hunter mentioned that with Kwik Star coming in and this going up, it will really make the community look good along the highway. Profera said this is a good use of that plot and the building will also help the sound barrier for the neighborhoods behind the area.

Motion to close the public meeting by Monson, 2nd by Roberts, all ayes, closed public meeting at 6:21 pm.

b. Commission Discussion and Vote:

Beardsley asked when they would like to start construction, Lincoln said that it sounds like they want to start in July, and Lincoln also said that Ben Uhl wanted to thank the Commission for having the special meeting to discuss and possibly approve this so they can get started.

A motion was made by Lance Roberts, seconded by Laura Beardsley to approve and recommend to the City Council the Major Site Plan application submitted by H &R Construction to build a facility for Sergeant Bluff Eye Care at 2192 Old Highway 75 in Sergeant Bluff.

Roll Call Vote: Profera - yes; Monson- yes; Hunter- yes; Roberts - yes; Beardsley - yes; (McGregor - absent)

Unanimous Motion carried.

4. <u>Comments and updates By Chairperson/Vice-Chairperson</u>:
Profera said he has no comments.

5. <u>Comments and updates by City Staff:</u>

Lincoln thanked everyone for making time to get to the meeting tonight. There was general discussion about a few projects in the city including the county helping with the pumping at Kiwanas Pond, the lighted tunnel project the Community Foundation is doing has started, and Commissioners suggested starting a Gardening Club or Beautification committee to help around town.

6. <u>Set a date for the next Planning & Zoning meeting</u>
The next Planning & Zoning Commission meeting will be July 1, 2025

7. Adjournment: Motion to adjourn by Roberts, 2nd by Hunter, all ayes. Motion carried. Adjourned at 6:50 PM

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Joe Profera, Vice-Chairman Jeanette Kellen, Secretary