SERGEANT BLUFF, IOWA
Planning and Zoning Commission Agenda

CITY HALL 501 4TH ST

October 7, 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. Approval of the August 5, 2025 Regular Meeting Minutes

4. Discussion and Action Items:

A. **Public Hearing @ 6:00 pm – Baker Prairie Bluff LLC application for a Planned Unit Development (PUD)**

The Planning & Zoning Commission to hear public comments on an application for a PD (Planned Unit Development) known as Baker Prairie Bluff, LLC Phase 2 for the following described property can be described as more generally located:

North of 1st Street, East of S Lewis Blvd, West of Prairie Bluff Drive, and along the extension of 4th Street from G Street east to Prairie Bluff Drive.

Said described parcel of land contains 9.58 acres and is subject to all easements and right-of -ways of record.

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 City Council

C. **Public Hearing for Zoning Amendment to 165D.01 Home Occupations and Home Based Businesses in Residential Districts, 165D.04 Fences, and 165A.18 Obstructions to vision at street intersections.**

The Planning & Zoning Commission is considering a recommendation for updates to the Zoning codes 165D.01, 165D.04, and 165A.18 submitted by Aaron Johnson, City Inspector, City of Sergeant Bluff.

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

D. **Commission Discussion and Vote:**

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

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

6. Comments and updates by City Staff

7. Set date for the next Planning & Zoning Commission Meeting

8. Adjourn:

Jeanette Kellen, P&Z Secretary