SERGEANT BLUFF, IOWA
Planning and Zoning Commission Minutes

501 4th St, 6:00 PM
August 5, 2025 @ 6:00 pm

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

Also in attendance were:

Jeanette Kellen, Secretary
Aaron Johnson, City Inspector

1. Call to Order

Kevin McGregor called the meeting to order at 6:00 P.M. Roll call was done.

2. Approval of the minutes:

A motion was made by Monson, seconded by Hunter to approve the minutes from the June 17, 2025 meeting.
All ayes, motion carried

3. Discussion and Action items:

a. Public Hearing @ 6:00 pm – Minor Subdivision

The Planning & Zoning Commission is considering a recommendation on a Minor Subdivision application submitted by the City of Sergeant Bluff and the Sergeant Bluff Community Development Corporation for "A Portion of Lot 3 Sergeant Bluff Park Addition".

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

Public hearing opened at 6:01 pm.

No public in attendance. Kellen said notices were published in the paper and mailed to the properties within 200 feet. There had been no calls, emails, or letters received about the issue. There were 2 citizens located within the 200 feet notice that came into City Hall to inquire, but they only wanted to know if the Zoning was changing. They had no issue with the subdividing of the property and there had been no emails, phone calls, or letters received on this issue.

Motion to close the public meeting by Monson, 2nd by Beardsley, all ayes, closed public meeting at 6:04 pm.

b. Commission Discussion and Vote:

McGregor said that the north side had already been subdivided and there were 2 properties developed over there now. Johnson said the trucking company had a permit to grade but haven't submitted a site plan yet. There was general discussion on location.

A motion was made by Hunter, seconded by Beardsley to recommend for the City Council to approve the application for minor subdivision for a portion of Lot 3 Sergeant Bluff Park Addition.

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

All Ayes, motion carried.

Monson asked Johnson about some parking issues around town. Johnson said curb to curb is enforced by police. Hunter asked about some sidewalks in town and the progress on the pond, Johnson knew the location of the sidewalk issue and will look into it. Profera asked if the new tunnel is completed, mentioned some possible issues with the cement. Johnson said that project is not a City project, it's the City Foundation doing that project. There was some other general discussion of locations around town.

4. **Comments and updates By Chairperson/Vice-Chairperson:**
   McGregor didn't have any comments.

5. **Comments and updates by City Staff:**

   Kellen said CommCon will be August 26th and for everyone to come. There is a possibility of a meeting before the event. Also, Aaron Lincoln wanted McGregor and Profera to know that he would like to set up a meeting with them soon, since they hadn't had a chance to get together since being elected. Aaron Johnson said that he would like to present some code updates on home businesses at the September meeting and would like to have it done in the meeting before the next council meeting.

6. **Set a date for the next Planning & Zoning meeting**
   The next Planning & Zoning Commission meeting will Wednesday September 3rd, due to the holiday that week.

7. **Adjournment:** Motion to adjourn by Hunter, 2nd by Monson, all ayes. Motion carried. Adjourned at 6:18 PM

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Kevin McGregor, Chairman Jeanette Kellen, Secretary