SERGEANT BLUFF, IOWA
Planning and Zoning Commission Minutes

501 4th St, 6:00 PM
April 7. 2026

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

Also in attendance were: Jeanette Kellen, Secretary
Aaron Johnson , City Inspector

1. Call to Order

McGregor called the meeting to order at 6:00 pm.

2. Roll Call

Roll call was done, Monson absent.

3. Approval of the minutes:

A motion was made by Winkel, seconded by Hunter to approve the minutes of the March 3, 2026 meeting. All ayes, motion carried.

4. Annual Election of Chair/Vice-Chair

General discussion on if anyone else would like to be Chair or Vice Chair, Winkel made a motion to nominate McGregor as Chair and Profera as Vice Chair, 2nd by Beardsley, all ayes, motion carries.

5. **Discussion/Action items:**

A. Public Hearing on proposed amendments to Chapter 165D.01 (Home Occupations and Home Based Businesses in Residential Districts), Chapter 165D.02 (Home Occupations and Home Based Businesses within the AR District) and Chapter 165D.03 (Wireless Communications Towers

Motion made by Hunter, 2nd by Roberts to open public hearing, all ayes, motion carried, public hearing opened at 6:06 P.M.

Johnson gave a brief description of the changes and how confusion and inconsistency in enforcement started the changes. Now the expectations are clearly defined. Ordinance does not change the property taxes, these are only ordinance changes. There will be an application process to determine type of business, Steve Porter 408 Embassy Court asked if the permit would be able to be revoked at any time if someone decided. He stated he thinks this is way too much government overreach and he has a problem asking for a

permit. He said that there is a fine line to establish the use and maintenance of property. Johnson said there is a property maintenance code they already enforce. He said there is already established code and a defined line. Porter said let me run by business and stay out of it. Hunter said there is a home in Camelot that has several water heaters that are being stored along with toilets because they are running a business there and it has become an eyesore for the neighbors. Roberts said there is overreach, but there is the opposite side because your property value goes down because you live next to a junkyard and you have no recourse. Winkel said that he comes at this from a public safety issue. He said that an application is necessary because a lot of different things change the fire load in a residential neighborhood, because the crew that responds may not know if there are extra hazards at the home. Porter asked if the government needs to know how much gunpowder he has in his home. He said he has more hazardous materials under his kitchen sink than he has for his business in his home. Johnson said that because it is a business in a residential area, that is why the City would need to be involved, just like if they had their business in a commercial area, but more because a residential business has an effect on neighborhood property value and overall upkeep. Roberts said they aren't asking how much paint there is, they just need to be aware the hazard is there. Profera said they have placards everywhere at the DOT for fire hazard. Johnson said they are regulating it, they are making sure they are being safe. Porter asked if the permit is free, Johnson said it is for now. Porter said that is a problem for him because he may have to end up paying more to run his business. Porter said that he already pays too much in permit fees.

Porter said he isn't comfortable in sharing all of the information with the City for his business. He asked what will happen if he tells Johnson that he isn't going to fill out the application and to get off his property. Johnson said it would be addressed as a nuisance infraction and there would be a notice, eventually getting to be a daily fine. Porter asked if this goes to council and if it is one that must go through multiple readings. McGregor said it is 3 readings and Winkel said they do have the option to skip extra readings. Johnson said this just is finding out how business operates on a day to day basis to make sure in compliance with neighborhood zoning. McGregor asked if there were any other concerns. Profera asked what happens if they do not tell Johnson they have a business. Johnson said that he isn't driving around and hunting for businesses, but they do get reported by neighbors if there is a nuisance.

McGregor asked if any other discussion, and then Profera made a motion to close the public meeting, 2nd by Beardsley, all ayes, public hearing closed at 6:33 P.M.

B) <u>Commission Discussion and Vote on proposed amendments</u>

Winkel said his position is he values smaller government, but he does believe in keeping first reponders safe. Roberts said he thinks it makes sense to keep the neighborhood feel.

Winkel made a motion seconded by Roberts to recommend for City Council to approve the proposed amendments to Chapter 165D.01 (Home Occupations and Home Based Businesses in Residential Districts), Chapter 165D.02 (Home Occupations and Home Based Businesses within the AR District) and Chapter 165D.03 (Wireless Communications Towers)
as presented.

Roll Call Vote: McGregor – yes; Profera – yes; Beardsley – yes; Hunter – yes; Roberts – yes Winkel – yes All ayes, motion carried.

C:) Public Hearing Date Selection for Conditional Use Permit Application submitted for the Sale of Guns and Ammunition in limited quantities (Ordinance 165D.01).

After general discussion of the date and requirements for mailing/posting/publishing the public notice requirements, it was decided that April 29th would work for most everyone for the special meeting. All but Hunter will be able to attend.

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

McGregor said he didn't have anything. Profera said he didn't have any additional comments either.

6. Comments and updates by City Staff:

Kellen mentioned that the Community Action Team needs more members and if anyone knows anyone interested to call City Hall. Winkel mentioned that all the ground in Dogwood has been sold.

7 Set a date for the next Planning & Zoning meeting

The next Planning & Zoning Commission meeting will be a special meeting on April 29th, 2026

8. **Adjourn:**

A motion was made by Hunter, seconded by Profera to adjourn. All Ayes, meeting adjourned at 6:56 P.M.

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Kevin McGregor, Chairman Jeanette Kellen Secretary