SERGEANT BLUFF, IOWA
Planning and Zoning Commission
Special Meeting Minutes

501 4th St, 6:00 PM
April 29. 2026

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

Also in attendance were: Danny Christoffers, Secretary
Aaron Johnson , City Inspector

1. Call to Order

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

2. Roll Call

Roll was completed. McGregor, Profera, Roberts, Beardsley, and Winkel were present.

3. **Discussion/Action items:**

a) Public Hearing to hear public comments on a conditional use permit application submitted by Mitchell Connot for the parcel and use described below to be reviewed and recommended to the Board of Adjustments as required by 165C.03 of the Zoning Ordinance.

Parcel #884732192015 described as:
KINGSTON MEADOWS SECOND LOT 14
Located at 504 Kingston Circle in Sergeant Bluff, Iowa.

Pursuant to Section 165D.01 of the Zoning Ordinance, under "*Home Occupations and Home Based Businesses in Residential Districts"* the sale of guns and ammunition in limited quantities is allowed *"provided the applicant has a license to sell from the Bureau of Alcohol Tobacco and Firearms or its successor organization. This home occupation shall require a conditional use permit and public hearing as opposed to a standard permit*."

i) *Open Public Hearing*
A motion was made by Roberts, seconded by Beardsley to open the public hearing at 6:01 pm.
All ayes, motion carried.

ii) *Public Hearing (Be recognized and give name and address)*
Danny Christoffers said that he received no comments or questions from the public. He received comments from the Police Chief and Fire Chief.

Police Chief Jereme Muller's submitted comment was as follows:
"My opinion would be if he has an FFL then he has gone through and extensive background check with the feds. The feds also strictly monitor all FFL licensed individuals. I have no problem with this permit from the law enforcement prospective. I would like him to provide his FFL license information."

Fire Chief Anthony Gaul's comment was that he recommended that Mitchell Connot be required to have a 2A:10:BC Fire Extinguisher.

Mitchell Connot said that in order to legally transfer a firearm you have to work through an FFL dealer to transfer and register it to a new owner. His reason to get an FFL so that he can buy and sell firearms through gun shows or gunbroker.com. He is not going to advertise that he does transfers, people can look up FFL's and his name will come up. He will not accept random transfers. He has four little kids and he is not trying to have traffic come in-and-out of the house. He has several friends who are avid shooters like himself and if they wanted to purchase a firearm they can go through him and he can work with other FFL folks to do the transfer.

Jon Winkel asked if someone wanted to buy one in Sioux Falls, they would ship it to you and they'll come to Mitchell to pick up the weapon.
Mitchell confirmed that is correct. He explained some other scenarios that would apply.

Lance Roberts asked how deliveries would be handled?
Mitchell said that deliveries are typically handled through FedEx, UPS, etc. They are secured deliveries and not dropped off at the doorstep. Someone has to sign for them. In regards to ammunition he doesn't intend to have more than the amount he has for personal use. He may have suppressors, those also require a full background check.

Jon asked how long that process takes.
Mitchell said that background checks occur in about 48 hours to 10 days.

Lance asked about his expected volume of customers. Will there be advertising. What will be the business hours.
Mitchell said that it will be extremely low. He went around and spoke to his neighbors about it to assure them there won't be a bunch of traffic in the neighborhood. There won't be advertising. He would operate in the evenings approximately 5-9pm weekdays and weekends.

Lance asked what his stock quantities will be. Will there be any employees.
Mitchell said that he doesn't intend to stockpile anything. He will have a separate safe for anything he has for sale. His anticipated stock will be less than 10 at any given time. There will be no employees.

Mitchell said that he will not being doing any reloading of ammunition etc.

Lance asked what his plans are if his business grows.
Mitchell said that if it grows he'd get a storefront. He doesn't foresee that happening.

Kevin McGregor said that another person requested this permit back in 2018, that person operated more as a business.
Mitchell explained that in order to get the FFL he has to get the Conditional Use permit from the City. He explained how he has to renew his FFL every three years and they go through his records.

Kevin asked if he would stockpile ammo.
Mitchell confirmed that he wouldn't have much more than what he has in his personal cabinet. He doesn't have a lot of room for it. If someone wanted ammo it can be shipped to their house, it doesn't have to go through an FFL.

iii) *Close Public Hearing*
A motion as made by Beardsley, seconded by Profera to close the public hearing at 6:20 pm.
All ayes, motion carried.

b) Commission Discussion and Vote on Conditional Use Permit
The Commission discussed the types of restrictions they would like to place on the permit and the below action occurred.

A motion was made by Roberts, seconded by Winkel to recommend to the Board of Adjustment the approval of the conditional use permit application submitted by Mitchell Connot for a home occupation and home based business to sell guns and ammunition in limited quantities with the following conditions:

1. That the operation of the business is conditioned upon Mitchell Connot receiving his FFL and that he provide a copy of the FFL license to the Police Chief.
2. That the applicant obtain a 2A:10:BC Fire Extinguisher.
3. That the number of non-personal suppressors be limited to 100 in stock.
4. That he have no more than 25 guns for sale under the FFL at any one time.
5. That he have no more than 25 cases of ammunition, with a quantity of 1,000 each, for non-personal use at any one time.

Roll Call Vote: McGregor- yes; Profera- yes; Hunter- absent; Roberts- yes; Beardsley- yes; Monson- absent; Winkel- yes.
Motion Carried.

4. **Adjourn:**
The next meeting will be June 2nd.

A motion was made by Roberts, seconded by Beardsley to adjourn at 6:30 pm.
All ayes, motion carried.

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Kevin McGregor, Chairman Danny Christoffers, Acting Secretary