SERGEANT BLUFF, IOWA
Planning and Zoning Commission
MEETING MINUTES

501 4th St, 6:00 PM
July 16. 2026

Attendee Name	Title	Status	Arrived
Kevin McGregor	Chairperson	Absent	
Joe Profera	Vice-Chairperson	Present	
Dan Hunter	Board Member	Present	
Lance Roberts	Board Member	Absent	
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
Aaron Lincoln, City Administrator
Mark Reinders, City Council
Ron Hanson, Mayor

1. Call to Order

Joe Profera called the meeting to order at 6:00 pm.

2. Roll Call

Roll was completed. Profera, Beardsley, Hunter, and Winkel were present.

3. Approval of the April 7th Regular Meeting Minutes, and April 29th Special Meeting Minutes:

Motion by Hunter, 2nd by Winkel, all ayes, minutes are approved.

4. Discussion/Action items:

A: Recommendation to the City Council regarding whether to waive the right to review the Alexon Subdivision which is located within two miles of the City limits on Parcel 884728400015, which is located 1.5 miles east of Sergeant Bluff on the North Side of 210th Street, per Iowa Code 354.9(2)

No person present from the builder or the owner.

B: Commission Discussion and Vote

Lincoln explained the area involved. Winkel discussed a future use that backs up to that location and said that the rights should not be waived to keep control over what may eventually be annexed. There was more general discussion of the location. Winkel stated that if it is ok with the Board, he will reach out to Kevin Alexander to talk with him about this, and he made a motion to table the vote until the next meeting. Motion 2nd by Beardsley.
Roll call vote: Profera yes, Beardsley yes, Hunter yes, Winkel yes. Motion carries.

C. Presentation and discussion with HAMADO LLC regarding zoning and land use for the 96 acres south of Dogwood Trail

Jeff Happe was on the zoom video link and gave background of the company. This is currently owned by Doug Wood (who was present) and is 95.6 acres. They plan to close on the property in December, 2026. He discussed the current zoning and a few different ideas for development. There is a pipeline easement that runs north and south through the property, so they need to adjust for that and discuss the best layout for road placement. No trees are allowed on the pipeline easement, only things that would be easily removed if they needed to dig, so they are still discussing that piece as well. Jeff said they are just doing initial drafts right now so will likely still have some changes. Jeff said they want to do something that is good for the community and bring in jobs. There was discussion on the process of changing zoning if that would be necessary. Lincoln said everything is zoned as light industrial, but there may be an application for general business and maybe multi family. Winkel said that when this was presented to staff, they discussed possibly doing a PUD. Jeff said they have had interest in the multifamily use in that area and also with the new interstate exit/on ramp it makes sense to have some general business to make use of that access. There was some more general discussion of the land features in the area including easements, railroad tracks and retention ponds. Jeff said he has a better understanding of the zoning now and said there isn't anything presold in that area and they haven't done any marketing yet. Jeff said they feel a sense of responsibility toward Doug Wood to make sure it's something he will be proud of the way the land is used and that it will be beneficial to the community. Jeff said that he may be in town around August to meet with everyone.

Profera asked if there were any other comments, Beardsley said she doesn't see any issues at this point, and Hunter said he likes the flexibility. Profera said he likes the use they are planning and asked if there had been any traffic number projections. Winkel said SIMPCO may have some numbers on that. Profera said that the project seems to check a lot of boxes with multifamily and other uses.

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

Profera said he had no other updates.

6. Comments and updates by City Staff:

Lincoln said that McGregor has asked to have a joint meeting with council. He also said that there is progress on some of the businesses going into Dogwood and connecting Kingston meadows has been a priority.
Mayor Hanson said he wanted to let the Board know he appreciates them and thinks they are just as important as the Council because of what they need to do.
Reinders said he likes the look of this plan and would like them to increase the size of the General Business area.

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

Due to availability of the members present, August 18th at 6 P.M was chosen. Hunter said he will be unavailable that date.

8. Adjourn:

A motion was made by Hunter, seconded by Winkel to adjourn. All ayes, motion carried.

Adjourned at 7:08 P.M.

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Joe Profera, Vice-Chairman Jeanette Kellen, Secretary