

SERGEANT BLUFF, IOWA
Planning and Zoning Commission Minutes

City Hall Conference Room, 6:00 PM

March 3, 2020

1. Chairperson/Vice-Chairperson to call meeting to order:
2. Roll Call:

| Attendee Name | Title | Status | Arrived |
|------------------|---------------|---------|---------|
| Michelle Colvert | Board Member | Present | |
| Chad Kehrt | Chairman | Absent | |
| Anthony Lamb | Vice Chairman | Present | |
| Mark Monson | Board Member | Absent | |
| Nicole Garber | Board Member | Present | |
| Wayne Johnson | Board Member | Present | |
| Glenda Moriarty | Board Member | Absent | |
| Kevin McGregor | Board Member | Present | |
| Shawn Streck | Board Member | Present | |

3. Approval of the minutes:

1. Approve the February 04, 2020 Regular Meeting

Motion by Wayne Johnson second by Shawn Streck to Approve Planning and Zoning Commission - Regular Meeting - Feb 4, 2020 6:00 PM. Motion Carried. [Unanimous]

4. Welcome new commissioner:

Michelle Colvert was introduced and welcomed to the Planning & Zoning Commission.

5. Discussion and Action Items:

1. Discussion about cannabis facilities

James Colvert said that there is someone interested in growing hemp down in the Dogwood area. Farmers can begin putting seed in the ground this spring. He described the requirements of growing hemp in the State of Iowa. He provided some information on what might be required of a facility. The possible placement of cannabis facilities in the zoning code was discussed with the commission.

Anthony Lamb thought it may fit into a category that we already have.

2. Review matrix and ordinance sections 165B.17 through 165B.21

James Colvert overviewed some handouts that he had prepared for the meeting. He discussed the definitions, the zoning matrix and the requirements of the zoning districts. The compatible use categories and the height and lot requirements were reviewed.

Anthony Lamb proposed that the HSB district have a maximum height of 40 feet for all use types. James Colvert mentioned the possibility of changing the accessory building height for the BN district to 15 feet.

Other items discussed include but not limited to:

Animal Shelter is currently under two categories, Community Services and Animal care. It will need to be removed from the Community Services category.

Remove "permitted" and change to conditional use for animal care for the other business districts.

Removing brewery from the BG and BN districts and have a conditional use for BG, HSB & BGH.

Combining brewery, micro-brewery, brew pub and craft brewery.

Remove drinking establishments.

Moving the child care and school categories out of the Treatment, Rehabilitation and Incarceration Facilities. Remove child care facility due to its redundancy with other categories. Change many of them to conditional use.

Add vaping to the "Tobacco store" category. Remove the "permission" from BN & BGC and conditional for BG, HSB & BGH.

Combine tattoo parlor and piercing studios.

Remove hotels and motels from BN district.

Add conditional use for Recreational facilities indoor/outdoor to HSB.

Permit community gardens on all districts but make it conditional for HSB and BGH.

6. Comments and updates by the Chairperson/Vice-Chairperson:
None.

7. Comments and updates by City Staff members:
None.

8. Community Development Corporation Update:
None.

9. Set date for the next Planning & Zoning Commission meeting:
The next Regular Meeting will be held April 7, 2020 .
Nicole Garber mentioned that she will not be able to attend the next meeting.

10. Adjourn:
A motion was made by Colvert, seconded by Streck to adjourn the meeting at 7:39 pm.
All ayes, motion carried.

Danny Christoffers, P&Z Secretary

Anthony Lamb, Vice-Chairman