

**SERGEANT BLUFF, IOWA**  
**Planning and Zoning Commission Minutes**

Electronic Meeting, 6:00 PM

June 2, 2020

Chairman Kehrt called the meeting to order at 6:00 pm

Attendee Name	Title	Status	Arrived
Chad Kehrt	Chairman	Remote	
Anthony Lamb	Vice Chairman	Absent	
Mark Monson	Board Member	Remote	6:04 pm
Nicole Garber	Board Member	Remote	
Wayne Johnson	Board Member	Remote	
Glenda Moriarty	Board Member	Absent	
Kevin McGregor	Board Member	Remote	
Shawn Streck	Board Member	Remote	
Michelle Colvert	Board Member	Remote	

Also in attendance were:

James Colvert, Building Inspector

Danny Christoffers, Secretary

Craig Beedle, Representative of Applicant

On March 23, 2020, Mayor Winkel, as the presiding officer of the Council’s meetings, and in light of the proclamation of emergency made by his office and the Governor’s prohibition of community gatherings of more than 10 people, determined that all regular Planning & Zoning meetings going forward should be conducted by electronic means. The determination was due to the fact that an in person meeting was impossible or impractical due to the public health threat of the Novel Coronavirus 2019 (“COVID-19”) as those who need to participate or may have interest to participate would result in a gathering of more than 10 people. For good cause, Planning & Zoning meetings in person were deferred until further notice and arrangements were made to complete the Planning & Zoning meeting electronically via teleconference call on June 2, 2020 at 6:00 p.m. An opportunity was provided to residents to call into the meeting or connect digitally through the Gotomeeting.com website. Directions for connecting to the electronic meeting were provided to the public through the Agenda which was posted pursuant to our usual procedures and further communicated by Facebook and the City website [www.cityofsergeantbluff.com](http://www.cityofsergeantbluff.com).

Additionally, it is noted that electronic meeting was authorized as a result of Gov. Reynolds State Public Emergency Declaration issue on March 20, 2020 which stated in Section Nine: “Pursuant to Iowa Code § 29C.6(6), and at the request of the Iowa League of Cities on behalf of numerous local governmental bodies, I temporarily suspend the regulatory provisions of Iowa Code §§ 21.8, 26.12, and 414.12, or any other statute imposing a requirement to hold a public meeting or hearing, to the extent that the statutes could be interpreted to prevent a governmental body from holding the meeting by electronic means, provided that the governmental body properly notices the meeting or hearing and includes a telephone conference number or website address that permits the public to participate in the meeting or hearing. I also temporarily suspend those statutes to the extent they could be interpreted to prevent a governmental body

from limiting the number of people present at an in-person location of the meeting, provided that the governmental body provides a means for the public to participate by telephone or electronically as provided in this section.”

### Approves the Minutes

A motion was made by Colvert, seconded by Johnson to approve the minutes of the May 5, 2020 Regular Meeting.

All ayes, motion carried.

### Public Hearing @ 6:00 - Minor Subdivision

The Planning & Zoning Commission is considering a Minor Subdivision application submitted by Kim Imming pertaining to a re-plat of Outlot “A” Golden Flats Addition (“Topaz Timbers”) an area more generally described as the northeast corner land located near the intersection of Topaz Drive and S D Street (Parcel ID: 884731251002)

A motion was made by McGregor, seconded by Johnson open public hearing at 6:05 pm

All ayes, motion carried.

Chad Kehrt stated that he will abstain from voting.

Craig Beedle said that after a meeting with the City they will move the sanitary manhole from south of lot 3, to the lot line between 2 and 3 to serve both lots.

Danny Christoffers said that this published in the Sergeant Bluff Advocate, posted in the normal locations, and mailed to the property owners within 200 feet. He received one question, Richard Blausey asked if an apartment complex would go on these lots?

Craig Beedle said that it is not currently zoned for an apartment complex unless someone rezoned the property, but a duplex would be allowed.

No one was in attendance digitally to ask any questions or provide comments.

A motion was made by Colvert, seconded by Streck to close the public hearing at 6:08 pm.

All ayes, motion carried.

### Commission Discussion and Vote:

A motion was made by Streck, seconded by Johnson to approve and recommend to the City Council the Minor Subdivision Application filed by Kim Imming to re-plat Outlot “A” Golden Flats Additions to be named “Topaz Timbers Addition”.

Roll Call Vote: Kehrt - abstain; Johnson- yea; Streck- yea; McGregor- yea; Moriarty- absent; Garber- yea; Lamb- absent; Monson- yea; Colvert- yea;

Motion carried with Kehrt abstaining.

### Comments and updates by the Chairperson/Vice-Chairperson:

None.

Community Development Corporation Update:

Mark Monson said that some land will be sold on Dogwood Trail.

Comments and updates by City Staff members:

James Colvert said that businesses are beginning to open with restrictions.

Danny Christoffers said that one of our Board of Adjustment members resigned recently. He mentioned that the Planning & Zoning Commission members would be welcome to apply for that position.

Set date for the next Planning & Zoning Commission meeting:

The next Regular Meeting will be July 7<sup>th</sup>.

Kevin McGregor said that he will not be available to attend that meeting.

Adjourn:

A motion was made by Colvert, seconded by Johnson to adjourn at 6:17 pm.

All ayes, motion carried.

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Danny Christoffers, P&Z Secretary

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Chad Kehrt, Chairman