

SERGEANT BLUFF, IOWA
Planning and Zoning Commission Minutes

Electronic Meeting, 6:00 PM
October 6, 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	Remote	
Mark Monson	Board Member	Remote	
Nicole Garber	Board Member	Remote	
Wayne Johnson	Board Member	Remote	
Glenda Moriarty	Board Member	Remote	
Kevin McGregor	Board Member	Remote	
Shawn Streck	Board Member	Remote	
Michelle Colvert	Board Member	Remote	

Also in attendance were:

James Colvert, Building Inspector
Aaron Lincoln, City Administrator
Danny Christoffers, Secretary

In light of the Emergency Proclamation issued by Mayor Winkel all Planning & Zoning Commission meetings going forward shall be conducted by electronic means. An in-person meeting is impossible or impractical due to the ongoing public health threat of the Novel Coronavirus 2019 (“COVID-19”). Electronic meetings preserve the City’s safe operation and will be continued as a public health measure to avoid gatherings of diverse groups that could risk the health of those who need to participate or may have interest to participate. For good cause, the Planning & Zoning Commission has deferred having a public meeting at City Hall until further notice. As an alternative, the Planning & Zoning meeting scheduled on October 6, 2020 @ 6:00 PM was conducted by electronic conference call which allowed for public access to the extent reasonably possible through the internet and phone.

Approve the Minutes

There was no Planning & Zoning Meeting in the months of August or September 2020.

A motion was made by Lamb, seconded by Johnson to approve the minutes of the July 7, 2020 Regular Meeting.

All ayes, motion carried.

Public Hearing @ 6:00 pm – Rezoning:

The Planning & Zoning Commission is considering a Rezoning petition submitted by the City of Sergeant Bluff pertaining to an area more generally described as the parcel immediately west of 1334 Warrior Road. PARCEL # 884732327011, described as LOT 3 OF PIONEER VALLEY SUBDIVISION

A motion was made by Lamb, seconded by Johnson open the public hearing at 6:06 pm.
All ayes, motion carried.

James Colvert explained that when the annexation of Pioneer Valley took place the lots were rezoned to RS150, this lot did not get rezoned. At that time it went to an unknown zoning designation, the old zoning code language indicated that it would be treated like “agricultural residential” which is how it has been labeled. The lot is being purchased but it does not meet the criteria for a residential home in an agricultural residential zoned district which must be 5 acres or more. As a result we are rezoning this to RS150.

Mark Monson asked who is requesting the rezoning, who owns the ground and whether the owner is in agreement with the rezoning process.

Danny Christoffers said that the City is requesting the rezone, it is owned by Janene Watson, and they are in agreement with the rezone.

The City received no comments by mail, phone, or e-mail.

Anthony Lamb asked what the use would be.

James Colvert said that he believed it was going to be a single family home. It might be divided into two or three other lots within the 3 acres.

Mark Monson expressed concern that we don't what they were going to do with the property.

Wayne Johnson asked what the lot size was of the property to the east.

It was discussed that properties in the area range from 1.3 acres to 3 acres.

A motion was made by Colvert, seconded by Johnson to close the public hearing at 6:13 pm.

Motion carried. 8-1 (Monson: Nay)

Commission Discussion and Vote:

Kevin McGregor if it was possible to control how many times the lot was split.

James said that they don't need permission from City to split the lot once.

Chad Kehrt said that he understood that the lot was going to be split into two lots.

Anthony Lamb expressed concern that no one associated with the property owner was present to explain what would be happening to the property.

Danny Christoffers said that his understanding was that regardless of what happened to the property a zoning classification was required for them to sell the property.

Chad Kehrt said that it is being split into a one acre lot and another 2+ acre lot.

A motion was made by Lamb, seconded by Monson to table it the rezone request until someone is able to provide information on what is happening to the property.

Roll Call Vote: Streck- no, Colvert- no, Johnson- yes, Garber- yes, Monson- yes, Kehrt- no, Lamb- yes, Moriarty- no, McGregor- no.

Motion failed. (4-yes, 5-no, 0-abstain)

A motion was made by Moriarty, seconded by Colvert to approve and recommend to the City Council the rezoning petition submitted by the City of Sergeant Bluff to rezone from

Agricultural-Unassigned to RS150 (Single-family Residential) the parcel of land described as LOT 3 OF PIONEER VALLEY SUBDIVISION (PARCEL# 884732327011) an area more generally described as the parcel immediately west of 1334 Warrior Road.

Roll Call Vote: Streck- yes, Colvert- yes, Johnson- abstain, Garber- no, Monson- no, Kehrt- yes, Lamb- no, Moriarty- yes, McGregor- yes.

Motion carried. (5-yes, 3-no, 1-abstain)

Comments and updates by the Chairperson/Vice-Chairperson:

None.

Community Development Corporation Update:

None

Comments and updates by City Staff members:

None.

Set date for the next Planning & Zoning Commission meeting:

The next Regular Meeting will be Monday, November 2nd due to the election on Tuesday.

Adjourn:

A motion was made by Streck, seconded by Johnson to adjourn at 6:27 pm.

All ayes, motion carried.

Danny Christoffers, P&Z Secretary

Chad Kehrt, Chairman