SERGEANT BLUFF, IOWA  
Planning and Zoning Commission Agenda  
Electronic Meeting, 6:00 PM  
May 5, 2020

Michelle Colvert  
Chad Kehrt  
Anthony Lamb  
Mark Monson  
Nicole Garber  
Wayne Johnson  
Glenda Moriarty  
Kevin McGregor  
Shawn Streck

In light of the Emergency Proclamation issued by Mayor Winkel and the Governor’s prohibition of community gatherings of more than 10 people, all Planning & Zoning Commission meetings going forward shall be conducted by electronic means. An in-person meeting is 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, the Planning & Zoning Commission shall defer having a public meeting at City Hall until further notice. As an alternative, the Planning & Zoning Commission meeting scheduled on May 5, 2020 at 6:00 pm shall be conducted by electronic conference call which shall allow for public access to the extent reasonably possible through the internet and phone:
Attend via website: https://rb.gy/ovlykb
Or: https://attendee.gotowebinar.com/register/8569951374406928653
Webinar ID: 433-439-755
Listen via phone: 1 (415) 655-0060 code 485-087-208 (attendees only)

1. Chairperson/Vice-Chairperson to call meeting to order:
2. Roll Call:
   Roll Call
3. Approval of the minutes:
   1. Approve the March 03, 2020 Regular Meeting
4. Discussion and Action Items:
   A. Public Hearing @ 6:00 pm - Conditional Use Application:
      The Planning & Zoning Commission is considering a Conditional Use Permit application for a Community based fitness and wellness facility submitted by Sean Conlin for the area more generally described at 920 S Lewis Blvd (part of the lot located at 1000 Lewis Blvd).
      1. Open Public Hearing
      2. Public Questions & Comments
         The Planning & Zoning Secretary will ask any public in attendance via electronic/teleconference if they want to make any statements or ask any questions.
3. Close Public Hearing

B. Commission Discussion and Vote:
   1. Roll Call Vote: Commission's Recommendation to the Board of Adjustments

C. Minor Subdivision Application:
   1. Review and accept Minor Subdivision Application - Topaz Timbers
   2. Set a Public Hearing Date to consider Minor Subdivision Topaz Timbers

5. Comments and updates by the Chairperson/Vice-Chairperson:
6. Comments and updates by City Staff members:
8. Set date for the next Planning & Zoning Commission meeting:
9. Adjourn:

Danny Christophers, P&Z Secretary
1. Chairperson/Vice-Chairperson to call meeting to order:

2. Roll Call:

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
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<tbody>
<tr>
<td>Michelle Colvert</td>
<td>Commissioner</td>
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<tr>
<td>Chad Kehrt</td>
<td>Chair man</td>
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<tr>
<td>Anthon Lamb</td>
<td>Vice Chair man</td>
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<tr>
<td>Mark Monson</td>
<td>Board Member</td>
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<td>Nicole Garber</td>
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<tr>
<td>Wayne Johnson</td>
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<tr>
<td>Glenda Moriarty</td>
<td>Board Member</td>
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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       Chad Kehrt, Chairman