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**IOWA COLONY PLANNING COMMISSION  
MINUTES OF AUGUST 3, 2021**

Members present: David Hurst Tim Varlack, McLean Barnett, Steven Byrum-Bratsen, Les Hosey, and Melanie Hampton,

Members absent: Vince Patterson

Others present: Dinh Ho, Robert Hemminger, Kent Marsh, Stan Winters, Brad Sweitzer, Councilwoman Hargroder, Amber Scopes

**MEETING- 7:00 P.M.**

1. Chairman Hurst called the meeting to order at 6:59 P.M.

2. Citizens Comments. There were no citizens comments.

**3. PUBLIC HEARING**

- Hold a public hearing on amending the Unified Development Code and the Zoning Ordinance on: (1) regulations, procedures, and authority under those ordinances for the City Council, Building Codes Board of Appeals, Zoning Board of Adjustment, Planning and Zoning Commission, and other boards and commissions; and (2) building transparency, build-to lines, external building requirements, and other building regulations. Chairman Hurst opened the public hearing at 7:00 P.M. There were no comments from the public. The public hearing remained open.

4. Consideration and possible action to amend the Unified Development Code and the Zoning Ordinance on: (1) regulations, procedures, and authority under those ordinances for the City Council, Building Codes Board of Appeals, Zoning Board of Adjustment, Planning and Zoning Commission, and other boards and commissions; and (2) building transparency, build-to lines, external building requirements, and other building regulations. Chairman Hurst switched the order of items no. 4 and no. 14 per Kent Marsh request. Kent Marsh presented the changes to the Unified Development Code. Discussion took place. No action was taken.

5. Consider approval of the July 6, 2021 meeting minutes. Steven Byrum-Bratsen made a motion to approve the July 6, 2021 meeting minutes. Seconded by Les Hosey. Approved unanimously.

6. Consideration and possible action for the Meridiana Section 58B Preliminary Plat. Steven Byrum-Bratsen made a motion to approve Meridiana Section 58B Preliminary Plat. Tim Varlack seconded the motion. Approved unanimously.

7. Consideration and possible action for the Sterling Lakes North Section 1 Preliminary Plat. Steven Byrum-Bratsen made a motion to approve Sterling Lakes North Section 1 Preliminary Plat. Seconded by Les Hosey. Approved unanimously.
8. Consideration and possible action for the Sterling Lakes North Section 2 Preliminary Plat. The Planning and Zoning Commission agreed to combine item no. 8 through item no. 13 and take action in with one motion. Les Hosey made a motion to approve Sterling Lakes North Section 2, 3, 4, 5, 6, and 7 Preliminary Plats. Seconded by McLean Barnett. Approved unanimously.
9. Consideration and possible action for the Sterling Lakes North Section 3 Preliminary Plat. Approved during vote on item no. 8.
10. Consideration and possible action for the Sterling Lakes North Section 4 Preliminary Plat. Approved during vote on item no. 8.
11. Consideration and possible action for the Sterling Lakes North Section 5 Preliminary Plat. Approved during vote on item no. 8.
12. Consideration and possible action for the Sterling Lakes North Section 6 Preliminary Plat. Approved during vote on item no. 8.
13. Consideration and possible action for the Sterling Lakes North Section 7 Preliminary Plat. Approved during vote on item no. 8.
14. Consideration and possible action for Sierra Vista/Sterling Lakes Plan of Development - Amendment No. 3. Kent Marsh presented Amendment No. 3 to the Plan of Development. Stan Winters answered questions and/or concerns. Les Hosey moved to approve the Amendment No. 3 to the Sterling Lakes Plan of Development. to covert the area from residential to commercial to include the new boundary south and per Kent Marsh's letter of recommendation. Seconded by Melanie Hampton. Approved with five ayes and one noe. Steven Byrum-Bratsen voted against the motion.
15. The meeting was adjourned by a unanimous vote at 9:07 P.M.

APPROVED THIS 7th DAY OF SEPTEMBER, 2021.

ATTEST: Kayleen Rosser  
Kayleen Rosser, City Secretary

David Hurst  
David Hurst, Chairman

