

LINN COUNTY PLANNING & ZONING COMMISSION

MINUTES

Monday, December 19, 2022

The Linn County Planning and Zoning Commission meeting was called to order at 6:40 p.m. by acting Chair, Curt Eilers. The meeting was held in the Jean Oxley Public Service Center Informal Board Room, 935 2nd Street SW, Cedar Rapids, Iowa.

QUORUM DETERMINED:

PRESENT:	Allen Wagner (phone)	2024
	Curt Eilers	2022
	Griffin Kuntz	2026
	George Maxwell	2025
ABSENT:	Tina DuBois, Chair	2025
	Diane Brecht	2025
	Brock Grenis, Vice-Chair	2023
STAFF:	Stephanie Lientz, Planning & Zoning Division Manager	
	Mike Tertinger, Senior Planner	
	Jessie Black, Recording Secretary	

See attendance sheet for community sign in.

Maxwell nominated Eilers to serve as Chairperson for this meeting, as the Chair and Vice-Chairperson were both absent. Kuntz second. All present voting aye.

APPROVAL OF MINUTES

The minutes of the November 21, 2022, Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA

JF22-0022	Soukup Addition	Final Plat
JPS22-0021	Pearson Family Addition	Residential Parcel Split
JF22-0029	Windfield Seventh Addition	Final Plat

**Motion by Maxwell to approve the consent agenda, subject to the conditions of the staff reports.
Second by Kuntz.**

Grenis	Absent
Kuntz	Aye
Wagner	Aye
Maxwell	Aye
Brecht	Absent
Eilers	Aye
DuBois	Absent

REGULAR AGENDA

JF22-0028	Swanson Addition	Final Plat
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Mike Tertinger presented the staff report.

The applicant is proposing a 2-lot final plat of 39.75 total acres, which will result in one new buildable lot. Proposed Lot 1 will contain 5.55 acres and has no existing structures. Proposed Lot 2 will contain 34.2 acres and has no existing structures. An additional 1.03 acres (proposed Lot A) is to be dedicated as road right-of-way. The subject property is located within the AA (Agricultural Area) on the Linn County Rural Land Use Map. The property is currently zoned AG (Agricultural) which requires a minimum lot size of 2 acres.

This proposal meets the standards for approval per Article IV, Section 107-72 of the Linn County Unified Development Code (UDC). The parcel meets both Minimum Levels of Service (MLS) and Land Evaluation Site Assessment (LESA) requirements and earned a LESA score of 125.75 (The minimum threshold needed to pass with an AA land use designation is 115).

Staff recommends approval subject to the conditions of the staff report.

John and Penelope Marion, 1400 Arrowhead Rd, asked if the property lines were consistent with the existing fence, or the surveyor's pins. Marion stated the pins were in a different location than the fence line, hence his confusion. Marion and his wife expressed concerns about the proposed driveway location and the number of driveways along Arrowhead Rd. They also asked for confirmation that the proposal would not impact their ability to hunt on their property, adjacent to the subject property.

Lientz said all proposed driveways would have to be vetted by Linn County Secondary Roads and Engineering to confirm they meet requirements. She stated the surveyor pins supersede the existing fence line, and that hunting was not governed by Planning & Development, therefore Marion would need to contact IDNR with his question.

Stacie Osako, 266 Indiandale Rd, applicant, explained that the subject property had been owned by her family since 1830. Stacie and her husband, John, plan to build a new single-family dwelling on the property. She stated the two proposed driveways have already been approved by Linn County Secondary Roads & Engineering.

Ron Swanson, 1330 W Mt. Vernon Rd., owner, insisted he did not want the proposal to impact Marion's ability to hunt. Swanson explained the proposed location of the single-family dwelling was determined based on just that; the dwelling will be located as far away from adjacent property owners' land as possible.

Motion by Maxwell to recommend approval of case JF22-0028, subject to the conditions of the staff report. Second by Kuntz.

DuBois	Absent
Kuntz	Aye
Maxwell	Aye
Grenis	Absent
Brecht	Absent
Eilers	Aye
Wagner	Aye

OTHER BUSINESS

COMMISSION COMMENTS

STAFF COMMENTS

Lientz said the renewable energy committee meetings will begin in January. Charlie will send an email to members of these committees soon.

Lientz thanked Eilers for his service to the Planning & Zoning Commission. This is Eilers' last meeting, as his term has expired, and he is not seeking reappointment.

PUBLIC COMMENTS

ADJOURNMENT

The meeting was adjourned at 7:11 p.m.

Respectfully submitted,

Tina DuBois, Chair

Jessie Black, Recording Secretary