

LINN COUNTY PLANNING & ZONING COMMISSION

MINUTES

Monday, November 18, 2024

The Linn County Planning and Zoning Commission meeting was called to order at 6:00 p.m. by Chair, Tina DuBois. The meeting was held in the Jean Oxley Public Service Center Formal Board Room, 935 2nd Street SW, Cedar Rapids, Iowa.

QUORUM DETERMINED:

PRESENT:	Tina DuBois, Chair	2025
	Brock Grenis, Vice-Chair	2028
	Allen Wagner	2024
	Diane Brecht	2025
	Griffin Kuntz	2026

ABSENT:	Bob Doubek	2027
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STAFF:	Stephanie Lientz, Planning & Zoning Division Manager
	Mike Tertinger, Senior Planner
	Brad Wylam, Planner II
	Sue Bennett, Recording Secretary

See attendance sheet for community sign in.

APPROVAL OF MINUTES

The minutes of the October 21, 2024, Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA

PPS24-0015	Slaymaker's First Addition	Residential Parcel Split
PPS24-0018	Coonrod Second Addition	Residential Parcel Split
PPS24-0016	Devereux First Addition	Residential Parcel Split
PPS24-0017	Hoke Farms Inc Fifth Addition	Residential Parcel Split
PF24-0016	Roush First Addition	Final Plat

Motion by Grenis to approve the consent agenda, subject to the conditions of the staff reports. Second by Wagner.

Grenis	Aye
Brecht	Aye
DuBois	Aye
Kuntz	Aye
Doubek	Absent
Wagner	Aye

REGULAR AGENDA

PF24-0015

KLIMA'S FIRST ADDITION

FINAL PLAT

Brad Wylam presented the staff report.

The applicant is proposing a 2-lot final plat of part of the E½ SW¼ SW¼ of Section 16-83-05 for a total of 17.72 total acres. Proposed Lot 1 contains 3.19 acres and proposed Lot 2 contains 14.53 acres. Proposed Lot 1 contains a single-family dwelling built in approximately 1959 and one accessory structure. An additional 0.21 acres is to be dedicated for road right-of-way (Lot A). The property is zoned Agricultural (AG) and has a land use map designation of Agricultural Area (AA).

This proposal meets the standards for approval per Article IV, Section 107-72 of the Linn County Unified Development Code. The property meets both Minimum Levels of Service (MLS) and Land Evaluation Site Assessment (LESA) requirements. The property earned a LESA score of 128.25 (the minimum threshold needed to pass in AA land use designation is 115).

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

Motion by Kuntz to recommend approval of case PF24-0015, subject to the conditions of the staff report. Second by Brecht.

DuBois	Aye
Kuntz	Aye
Wagner	Aye
Grenis	Aye
Doubek	Absent
Brecht	Aye

PA24-0007

UDC TEXT AMENDMENTS

Stephanie Lientz presented the staff report.

Staff is proposing several text amendments to the Unified Development Code (UDC) related to detached accessory structure size and height limitations primarily in residential zoning districts.

The following alternatives may be considered regarding the proposed UDC text amendments:

1. Recommend approval of the proposed amendments.

2. Recommend denial of the proposed amendments.
3. Refer the proposed amendments back to the staff for additional review/information.

Staff recommends Alternative 1, recommend approval of the proposed UDC text amendments.

DuBois asked if this new policy addresses the scenario of a very large building on a very small lot. Lientz says yes, it does, as there is a 5,000 square foot maximum size, as well as height restrictions on any detached accessory structure in a residential zoning district.

Dubois asked about how staff would ensure that no businesses are run from these large buildings. Lientz stated staff is discussing possible options, including having the owner sign a document stating that no business will be run on the property without the proper permits.

Kuntz asked if this new rule would flag a lot of properties that are already out of compliance. Lientz stated the staff would be monitoring this situation, and it doesn't seem right now like that would have a detrimental impact.

Motion by Brock to recommend approval of case PA24-0008, subject to the conditions of the staff report. Second by Wagner.

Doubek	Absent
Grenis	Aye
DuBois	Aye
Wagner	Aye
Kuntz	Aye
Brecht	Aye

OTHER BUSINESS

- a. Discuss & Decide on resolution for Dows Agri-Community Governing Plan.

Motion by Brecht to recommend approval of the Dows Agri-Community Governing Plan. Second by Wagner.

Doubek	Absent
Grenis	Aye
DuBois	Aye
Wagner	Aye
Kuntz	Aye
Brecht	Aye

COMMISSION COMMENTS

STAFF COMMENTS

PUBLIC COMMENTS

ADJOURNMENT

The meeting was adjourned at 6:38 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Tina Dubois', written over a horizontal line.

Tina Dubois, Chair

A handwritten signature in blue ink, appearing to read 'Sue Bennett', written over a horizontal line.

Sue Bennett, Recording Secretary