



Planning & Zoning Commission

Meeting Minutes Monday, February 17, 2025

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
Diane Brecht (via phone)	2025
Griffin Kuntz	2026

ABSENT:

Bob Doubek	2027
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STAFF:

- Stephanie Lientz, Planning & Zoning Division Manager
- Brad Wylam, Planner II
- Sue Bennett, Recording Secretary
- Jill Hansen, Permit Specialist

See attendance sheet for community sign in.

APPROVAL OF MINUTES:

The minutes of the November 18, 2024, Planning & Zoning Commission meeting were approved as submitted.

ELECTION OF OFFICERS:

Nomination for Tina DuBois to continue as Chairperson made by Grenis, seconded by Kuntz.

Grenis	Aye
Brecht	Aye
DuBois	Aye
Kuntz	Aye
Doubek	Absent

Nomination for Griffin Kuntz for Vice-Chairperson made by Grenis, seconded by DuBois.

Grenis	Aye
Brecht	Aye
DuBois	Aye
Kuntz	Aye
Doubek	Absent

CONSENT AGENDA:

PPS25-0001	D3 Investments First Addition	Residential Parcel Split
PPS25-0003	South Cedar First Addition	Residential Parcel Split
PPS25-0004	Gruber Addition	Residential Parcel Split

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

Grenis	Aye
Brecht	Aye
DuBois	Aye
Kuntz	Aye
Doubek	Absent

REGULAR AGENDA:**PF25-0001****DENNIS E AND ANGELA M JORDAN TRUST FIRST ADDITION
FINAL PLAT**

Brad Wylam presented the staff report.

The proposed final plat is a 1-lot re-plat of Plat of Survey #2915 and S225' E570' W3/4 SW SW SEC 22 TWP 83 R 5. Proposed Lot 1 is shown to be 4.01 acres and has no existing structures. There is no increase in the number of buildable lots as a result of this plat as two lots are being combined into one. The subject property is zoned AG (Agricultural).

This proposal meets the standards for approval per Article IV, Section 107-72 of the Linn County Unified Development Code (UDC). Minor subdivisions that do not create any additional buildable lots are not subject to Minimum Levels of Service (MLS) or Land Evaluation Site Assessment (LESA) requirements.

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

Grenis asked for staff to clarify if the applicants are joining two parcels together. Wylam replied that this is a one lot final plat to complete a minor boundary change in order to provide driveway access to the new dwelling without having to create an access easement.

Dennis Jordan, 965 Quarry Oak Dr, Marion, spoke. He stated that his family, Jordan Farms, purchased the property in 1979 for the family farm. He stated that he has listened to his neighbors' concerns regarding water drainage and is agreeable to fencing and evergreen plantings to mitigate the visual effects of building a new house. He added that during a recent meeting with the neighbors, certain statements that he perceives as threats were made by his neighbors, including plans to build a hog confinement facility and turn the exhaust fans toward

Mr. Jordan's house, plans to spread manure near his property, and plans to construct signs with obscenities facing his proposed house.

Russell Hotz, 1617 Springville Road, spoke against the proposal. He denied making any threats. He stated the Jordan's originally wanted to share his driveway. He stated that he has lived in that neighborhood for over 40 years, and the new house would be right in his back yard. He said the driveway will be at an unsafe grade, and that already that area of the property can be a swamp when it rains, and that will affect the septic system located to the south of the Robinson's house. He stated the proposed house is a disgrace to the county and four or five neighbors in the area are angry about it.

Jason Robinson, 1601 Springville Road, stated that he moved to that parcel to be close to his family, the Hotz's. He doesn't want to live in a subdivision. He stated there were no threats made, that it was a lie, and he never made any threats. He also mentioned that he has a lease with Jordan Farms for that area of the property, and that because the lease wasn't terminated prior to September 1, 2024, the Jordan's cannot access that land until March 1, 2026.

Darrell Jordan, 360 12th Avenue SW, Mt Vernon, representing Jordan Farms. He spoke in favor of the proposal. He stated that there were errors in the Hotz and Robinson presentations.

Neil Shatek, Anderson-Bogert Engineers, 4050 River Center Ct, NE, Cedar Rapids, spoke. He designed the driveway and the site plan for the proposed dwelling. Stated he followed DOT specifications for the culvert design which will convey storm water run-off from the north. He has also designed a low point in the driveway to help with 100-year run-off.

Grenis asked what the standards are for this case versus a residential parcel split. Lientz answered by explaining the qualifications of a minor subdivision. Some examples include a residential parcel split or a land preservation parcel split. This case is a reconfiguration of two legal lots of record. The owners have done a minor boundary change to allow room for a driveway to the lot to the north, where the proposed dwelling would be located.

Motion by Kuntz to recommend approval of case PF25-0001, subject to the conditions of the staff report. Second by Grenis.

DuBois	Aye
Kuntz	Aye
Grenis	Nay
Doubek	Absent
Brecht	Aye

PC25-0001
CONDITIONAL USE FOR A CAMPGROUND

Brad Wylam presented the staff report.

The applicant is proposing to continue operating a private campground on the subject property from April 1 to October 31 annually, with a maximum of 17 total campsites; the campground use had been allowed via Temporary Use Permit from 2009 to 2024. After the 2008 floods, all but one of the cabins on the subject property were demolished, and the campground use was established to allow a 1:1 replacement of cabins with a campsite. After discussions with the Iowa Department of Natural Resources in 2023 regarding this continued use in the floodway, it was determined that the use could only continue with an approved Conditional Use Permit. A private campground is an allowed use in the AG (Agricultural) zoning district.

The property is currently zoned REC-AG (Seasonal Cabin and Recreation Areas Overlay District - Agricultural); per the Linn County Unified Development Code (UDC) a cabin area may be converted to another use only if the REC overlay district is removed. Therefore, a rezoning case (PR25-0001) to rezone the property to AG is running concurrently with this Conditional Use Permit case and must be completed prior to operation of the campground. The property has a land use designation of AA (Agricultural Area) and CNRA (Critical Natural Resource Area). The applicant indicates traffic is primarily generated Friday through Sunday each week, although many RVs/campers remain in place on the site throughout much of each season. The one seasonal cabin remaining on the subject property will continue to be governed by REC overlay regulations per a condition of approval of the Conditional Use Permit.

The proposed private campground use is allowed with a Conditional Use Permit in the AG (Agricultural) zoning district. Per Article VII, Sec. 107-143§(d)(3) of the Linn County UDC, the REC overlay must be removed in order to convert the use to a campground use. The proposal appears to meet all of the standards for approval for Conditional Use Permits in Article IV, Section 107-73, § (4) as well as the standards for private campground uses in Article VI, Section 107-115, § (n) of the UDC

Development standards in Article IV, Section 107-115, of the UDC also appear to be met, including requirements for a major site plan. Additional requirements in Article V, Section 107-93 of the UDC regarding parking appear to be met.

The subject property contains significant floodplain and is identified as being within the Floodway overlay district; floodplain overlay district standards found in Article VII, Section 107-144 must also be met.

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

Motion by Grenis to recommend approval of case PC25-0001, subject to the conditions of the staff report. Second by Griffin.

Doubek	Absent
Grenis	Aye
DuBois	Aye

Kuntz	Aye
Brecht	Aye

PR25-0001
REZONING FROM REC-AG TO AG

The applicant is proposing to rezone the approximately 91-acre subject property from the REC-AG (Seasonal Cabin and Recreation Overlay - Agricultural) zoning district to the AG (Agricultural) zoning district. The property is located within the AA (Agricultural Area) and CNRA (Critical Natural Resources Area) on the Linn County Rural Land Use Map.

The subject property is the proposed site of a campground; per Article VII, Sec. 107-143§(d)(3) of the Linn County UDC, the REC overlay must be removed in order to convert the previous cabin use to a campground use. A conditional use permit case (PC25-0001) is running concurrently with the rezoning case for the campground use.

This proposal does not meet the Minimum Levels of Service (MLS) requirements in Article IV, Section 107-69, but it appears to be served by adequate public facilities and services as the property is to be rezoned to a district of the same or lesser intensity. The proposal is exempt from Land Evaluation and Site Assessment (LESA) requirements per Article IV, Sec. 107-70, § (1)d of the UDC.

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

Motion by Kuntz to recommend approval of case PR25-0001, subject to the conditions of the staff report. Second by

Doubek	Absent
Grenis	Aye
DuBois	Aye
Kuntz	Aye
Brecht	Aye

OTHER BUSINESS:

- a. Discuss proposed design changes for Dows Agri-Community Governing Plan.

COMMISSION COMMENTS

STAFF COMMENTS

Lientz told Commission members we have 3 openings on the Planning & Zoning Commission that we are attempting to fill.

Lientz informed the Commission that Charlie Nichols is putting together a Commission/Board training session.

PUBLIC COMMENTS

ADJOURNMENT:

The meeting was adjourned at 6:55 p.m.

Respectfully submitted,



Tina DuBois, Chair



Susan Bennett, Recording Secretary