

LINN COUNTY BOARD OF ADJUSTMENT

Jean Oxley Public Service Center
935 2nd Street SW, Cedar Rapids, Iowa

MINUTES Wednesday, April 30, 2025

CALL TO ORDER

The Linn County Board of Adjustment meeting was called to order at 6:00 p.m. by Vice-Chair, Sara Alden. The meeting was held in the Jean Oxley Public Service Center, 935 2nd Street SW, Cedar Rapids, Iowa.

PRESENT:	Sara Alden, Vice-Chair	12/31/25
	Ron Hoover	12/31/27
	Michael Martin	12/31/24

ABSENT:	Brian Price, Chair	12/31/26
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STAFF: Elena Wolford, Assistant County Attorney
Stephanie Lientz, Planning & Zoning Division Manager
Sue Bennett, Recording Secretary

See attendance sheet for community sign in.

APPROVAL OF MINUTES

The minutes of March 26, 2025 Board of Adjustment meeting were approved as submitted.

REGULAR AGENDA

PC25-0005	Stephanie Lientz	Allan Custom Homes, Owner	Conditional Use Minor Modification Increasing Phase #1 Contractor's Yard and Outdoor Storage
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The applicant is proposing to modify a previously approved Conditional Use Permit (case PC24-0005) for a contractor's yard and outdoor storage on the subject property, related to the business use(s) of general contractor/developer/property manager. The subject property is zoned GC (General Commercial) and has a land use designation of MUSA (Metro Urban Service Area).

The applicant is proposing to enlarge Phase I of the development, moving the location of the septic system, location of installed light poles, fuel storage tanks, and a proposed vegetation plan, as shown on the site plan. The applicant is proposing an expansion of the shop during Phase I, with two existing

structures to be removed in the future. Materials proposed to be stored in the outdoor storage include: dirt, fill, gravel, rock, logs, trees, shrubs, mulch, and pavers. The applicant indicates between 10 full-time and 10 part-time employees will be coming to the site daily, depending on the season. Per Article IV, Section 107-73, § (6)(b), minor modifications to approved conditional uses are permissible with the approval of the Board of Adjustment after review by the Technical Review Committee. A modification is minor if it has no substantial impact on neighboring properties, the general public, or those intended to use the development.

The contractor's yard or outdoor storage use is allowed with a Conditional Use Permit in the GC (General Commercial) zoning district. The proposal appears to meet all of the standards for approval for Conditional Use Permits in Article IV, Section 107-73, § (4) of the Linn County Unified Development Code (UDC), as well as the standards for commercial uses in Article VI, Section 107-115, § (z). Any outdoor storage of materials must be screened from view from adjacent residential uses and the public road, per Article VI, Section 107-115, § (jj).

A future proposed use of mini-warehouse and self-service storage of recreational vehicles and/or boats must be approved by the Board of Supervisors and Board of Adjustment prior to commencing operation of that use. In addition to standards listed above, the mini-warehouse and self-service storage use must meet standards in Article VI, Section 107-115, § (y) of the UDC.

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

Alden asked if any neighbors had contacted staff regarding this case. Lientz stated no.

Susan Forinash, 1860 Boyson Road, representing Hall & Hall Engineers, Inc, offered to answer any questions. There were no questions.

Motion by Martin to accept the Findings of Fact, Conclusions of Law, and Decision & Order as reflected in the staff report for the Conditional Use Minor Modification PC25-0005, and to approve case PC25-0005. Second by Hoover.

Alden	Aye
Price	Absent
Hoover	Aye
Martin	Aye

OTHER BUSINESS

BOARD COMMENTS

STAFF COMMENTS

PUBLIC COMMENTS

ADJOURNMENT

The meeting was adjourned at 6:12 p.m.

Respectfully submitted,



Sara Alden, Chair


Sue Bennett, Recording Secretary