



Planning & Zoning Commission

Meeting Minutes Monday, May 19, 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 2025
Griffin Kuntz 2026

ABSENT: Bob Doubek 2027

STAFF: Charlie Nichols, Planning Director
Stephanie Lientz, Planning & Zoning Division Manager
Mike Tertinger, Senior Planner
Brad Wylam, Planner II
Sue Bennett, Recording Secretary
Elena Wolford, Assistant County Attorney

See attendance sheet for community sign in

APPROVAL OF MINUTES:

The minutes of April 21, 2025, Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA:

PPS25-0011	Showalter First Addition	Residential Parcel Split
PPS25-0012	Olinger Farm First Addition	Residential Parcel Split
PPS25-0013	McDonald Farm First Addition	Residential Parcel Split

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

Grenis	Aye
Brecht	Aye
DuBois	Aye
Kuntz	Aye
Doubek	Absent

REGULAR AGENDA:

PF25-0005

REMINGTON'S SECOND ADDITION FINAL PLAT

Brad Wylam presented the staff report.

The proposed final plat is a 2-lot re-plat of Plat of Toddville Lots 1, 3, 5, & 7 & E'LY 40' Lots 4, 6, & 8 & E67' 7" Lot 2 & all alley in block 4. Proposed Lot 1 is shown to be 0.23 acres. Proposed Lot 2 is shown to be 0.33 acres. There is no increase in the number of buildable lots as a result of this plat as multiple lots are being combined into two. Proposed Lot 1 contains a dwelling built prior to 1930 and one accessory structure. The subject property is zoned VR (Village Residential).

Additional discussion regarding a septic system on Proposed Lot 2 is needed prior to receiving a recommendation of approval from Planning & Development.

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 recommend referring the proposal back to the applicant for additional review/information.

Mike Brain, 1540 Midland Ct NE, stated that the septic issues are currently being addressed, and he asked that the Commission approve the proposal subject to completion of the septic requirements.

Owner Daniel Remington, 3217 Otter View Road, stated that it should only take a month to get that requirement completed.

**Motion by Grenis for approval subject to the completion of the septic requirements.
Second by Kuntz.**

DuBois	Aye
Kuntz	Aye
Grenis	Aye
Doubek	Absent
Brecht	Aye

PC25-0006

CONDITIONAL USE FOR A RECREATION CAMP

Mike Tertinger presented the staff report.

The applicant is requesting a Conditional Use Permit for a private recreation camp on a property approximately 39.88 acres in size and zoned AG (Agricultural). The existing property contains one single- family dwelling, four accessory structures, a walking trail and is mostly covered in timber. The applicant is proposing to install an admissions building, kids play area, low ropes course, and obstacle course. The Site Plan also references future installation of a climbing tower and severe weather shelter. The application indicates that programming activities would include team building activities and outdoor skills. The camp hours will adjust seasonally with warm weather hours from 7am to 8pm and winter hours more restricted. A full-time camp attendant is required to be onsite when open to the public per condition of approval. The applicant expects 1 full-time employee, and 2-3 part-time employees will be needed. The applicant anticipates a maximum of 5 vehicles per hour during weekdays and 15 vehicles per hour during weekends. Two portable restrooms will be on site for visitor use. Much of the property is to remain in its natural condition except for the removal of derecho damaged or dead trees. No major grading or topographic changes will be made.

The recreation camp use is allowed as a Conditional Use in the AG (Agricultural) zoning district per Table 107-147-1 in Article VII of the Linn County Unified Development Code (UDC). It appears that the proposal meets all of the standards for approval for Conditional Use Permits in Article IV, Section 107-73, § (4) and Article VI, Section 107-115 § (n) of the UDC, including submittal of a Major Site Plan. Parking standards must be met, which are found in Article V, Section 107-93, § (e) of the UDC. Year-round residential use on the recreation camp property is prohibited. A camp attendant or caretaker must be on site during open while camp is open to the public. The applicant must submit a severe weather plan.

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

Motion by Brecht to recommend approval of case PC25-0006, subject to the conditions of the staff report. Second by Kuntz.

DuBois	Aye
Kuntz	Aye
Grenis	Aye
Doubek	Absent
Brecht	Aye

PC25-0007

CONDITIONAL USE FOR A FACILITY FOR RELIGIOUS ASSEMBLY

Mike Tertinger presented the staff report.

The applicant is requesting a conditional use permit for religious assembly on a property 3.71 acres in size and zoned AG (Agricultural). This applicant proposes to construct a new church in three (3) phases. Phase one includes a 3,568 square feet structure, parking area, water detention basin, new trees, and a new septic system. The applicant is proposing to hard surface approximately 0.09 acres of the 3.72-acre property during phase 1 including the building, sidewalks and parking areas.

The proposed religious assembly use is allowed with a Conditional Use Permit in the Agricultural (AG) zoning district. Other development standards include those requirements for a major site plan, and a requirement for the site to have access to a hard-surfaced road of sufficient capacity to accommodate traffic that the use will generate. The proposal meets the parking standards found in Article V, Section 107-93, §(e) of the Linn County Unified Development Code (UDC). It appears that the proposal also meets the standards for approval for Conditional Use Permits in Article IV, Section 107-73, § (4) and the standards related to religious assembly uses in Article VI, Section 107-114, §(b) of the UDC.

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

Motion by Grenis to recommend approval of case PC25-0007, subject to the conditions of the staff report. Second by Kuntz.

DuBois	Aye
Kuntz	Aye
Grenis	Aye
Doubek	Absent
Brecht	Aye

PA25-0001 UDC TEXT AMENDMENTS

Charlie Nichols discussed the need for the Linn County Ordinance to address future nuclear power plants. He briefly explained the nature of nuclear power (fission to steam to electricity) and explained that, since there is no central area to store nuclear waste (which is highly radioactive) it will be stored on the Palo site.

Brecht asked what the footprint on the waste storage would be. Nichols estimated several acres.

DuBois asked if utilizing the waste would reduce the storage size. Nichols said that it would, but currently there is no method to reuse nuclear waste.

Nichols noted that the nuclear plant had been preparing to close in several years when the derecho hit eastern Iowa, and damaged nuclear equipment. The decision was made to close the plant early.

The original Duane Arnold nuclear plant operated under a Conditional Use. As the nuclear plant was not operational over the past years, that Conditional Use has ended. At this time, it is more beneficial for the County to add language to our Ordinance to create districts or overlays where it would be a permitted use. Nichols said that Duane Arnold would be the 3rd nuclear plant to recommission in the United States.

DuBois asked if Linn County is expecting power usage to rise, as it has remained steady for many years. Nichols stated he couldn't answer that, but did speak to the possibility of new data centers requiring additional power.

Grenis asked if NextEra had applied for a permit. Nichols stated they had not, but language in the Ordinance needs to be in the works for NextEra and any other applicants. Nichols listed some areas that would need clarification in the Ordinance, including land use compatibility, local emergency services and emergency preparedness, disaster responses, site suitability, transportation of water and sewage, environmental impact, contribution to the local economy, and future de-commissioning plans.

DuBois asked if there were any state regulations governing nuclear power plants. Nichols said the state defers to the federal government in these instances.

Brecht asked who was responsible for monitoring the current nuclear waste. Nichols said NextEra.

Nichols stated he would bring this amendment to the PZC for consideration at the June 16, 2025, meeting. He urged the Commission and the public to email him with any concerns, and said a page on the website has been created for this amendment.

DuBois asked if he knew how the refit of the Palisades Nuclear Plant was going. Nichols did not.

Grenis asked if Linn County was looking at other counties' Ordinances for guidance on how to draft our Ordinance. Nichols said there really weren't any other nuclear ordinances to review. We would be the first.

Kuntz asked if we are the first, should we do it? Nichols stated yes.

OTHER BUSINESS:

COMMISSION COMMENTS:

STAFF COMMENTS:

Lientz told the Commission that in June we would bring back this nuclear power amendment case as well as Ordinance changes necessitated by the state legislative changes.

PUBLIC COMMENTS:

The floor was opened for public comment.

Thomas Bean, 6201 EP True Parkway 2205, spoke in support of the project.

Derek Clooney, 418 Parkland Dr SE, spoke in support of the project.

Justin Both, 1317 Gabriel Ct, spoke in support of the project.

Ben Oceanside, 61 Clive Dr NW, spoke in support of the project.

Wally Taylor, 2200 S 31st St, Marion, spoke regarding the project. He stated that the ordinance needs to cover both Duane Arnold and small modular reactors, and that it needs to consider the types of development happening around the plants, that it needs to mandate groundwater testing, and that the onsite storage situation must be addressed.

Pam Mackey Taylor, 220 S 31st St, Marion, spoke regarding the project. She stated that the ordinance needs to consider creating a corridor to safely ship nuclear waste, as well as upgrading the local transmission lines, and factoring in the current development around the area of the proposed project.

Garrett Simonsen, 6533 Asbury Lane NE, spoke in support of the project.

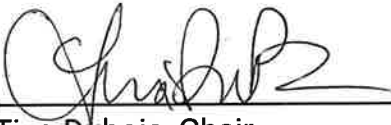
Robert Dunahugh, 4441 Deer View Road, spoke in support of the project.

Warren Western, 2225 River Bluff Dr NW, spoke regarding the project. He stated that he worked at in the nuclear industry for 30 years. He stated that the French are currently working on a way to handle the nuclear waste.

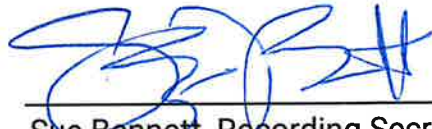
ADJOURNMENT:

The meeting was adjourned at 7 p.m.

Respectfully submitted,



Tina Dubois, Chair



Sue Bennett, Recording Secretary