



Board of Adjustment

Meeting Minutes Wednesday, May 28, 2025

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

QUORUM DETERMINED:

PRESENT:	Brian Price, Chair	2026
	Sara Alden	2025
	Ron Hoover	2027
	Michael Martin	2029

ABSENT:

STAFF:

- Stephanie Lientz, Planning & Zoning Division Manager
- Mike Tertinger, Senior Planner
- Sue Bennett, Recording Secretary
- Elena Wolford, Assistant County Attorney
- Grace Hobson, Zoning Intern

See attendance sheet for community sign in

APPROVAL OF MINUTES:

The minutes of the April 30, 2025, Board of Adjustment meeting were approved as submitted.

REGULAR AGENDA:

PC25-0006 CONDITIONAL USE 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 Martin to recommend approval of case PC25-0003, subject to the conditions of the staff report. Second by Alden.

Alden	Aye
Price	Aye
Hoover	Aye
Martin	Aye

**PC25-0007
CONDITIONAL
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.

Susan Weller, 927 County Home Road came to the podium. She stated she has no issues with the church but wanted to make sure that the Board knew that Whittier has a water table that is very high. She wants the church and the Board to ensure that the run-off from the hard-surfacing and construction generated by the building will be directed to wide open spaces, and not to occupied areas. She stated she cannot support anything that will cause additional run-off.

Russ Cummings, 3357 Stone City Road, came to the podium. He stated that the church is aware of the water table, and they have engaged an engineer to help with the issue. He pointed out that his site plan includes a water detention basin in the SW corner of the lot.

Alden asked if the SW detention basis is part of Phase 1. Cummings stated that it is part of Phase 1, and later phases plan to include a second water detention basin on the east side.

Tertinger approached the podium and stated that Jon Gallagher with NRCS has addressed the stormwater run-off issues in his conditions, and that a stormwater detention plan will have to be approved by NRCS prior to the start of construction.

Alden stated it seemed that Planning & Development and Natural Resources and Conservation Services (NRCS) will be working closely with the applicant on this issue. She asked if the neighbors do have problems, who should they contact? Tertinger responded that the neighbors should contact Planning & Development, and that office would determine if NRCS needed to become involved.

Martin asked if these conditions were in writing. Tertinger stated that the conditions were in writing and are located in the staff report.

Hoover stated that he felt the issues were covered appropriately in the conditions.

Alden said it seemed that there is a clear path going forward for the neighbors if there are any issues.

Price asked if the public present at the meeting was satisfied with the conditions addressing stormwater management. Weller asked for proof that the water wasn't going to run on her property. Tertinger stated that the NRCS must approve stormwater plans prior to beginning construction, and that the NRCS representative would be the final arbiter of the issue.

Motion by Martin to recommend approval of case PC25-0004, subject to the conditions of the staff report. Second by Hoover.

Martin	Aye
Hoover	Aye
Alden	Aye
Price	Aye

OTHER BUSINESS:

BOARD COMMENTS:

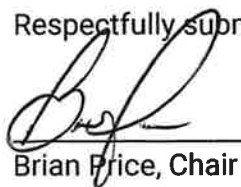
STAFF COMMENTS:

PUBLIC COMMENTS:

ADJOURNMENT:

The meeting was adjourned at 6:34 p.m.

Respectfully submitted,



Brian Price, Chair



Sue Bennett, Recording Secretary